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RECEIVED SEP 30 1975

DATE ENTERED JAN 11 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES - COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Sheffield Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER Bounded roughly by Fullerton, Lincoln, Larabee, Dickens, ^{134 r 1} Halsted,
Wisconsin, Clybourn, and LakewoodCITY, TOWN Chicago ^{134 r 1} NOT FOR PUBLICATION
CONGRESSIONAL DISTRICTSTATE Illinois VICINITY OF 8th Congressman Rostenkowski
CODE 17 COUNTY Cook CODE 031

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES, RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES, UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC Recorder of Deeds

STREET & NUMBER Cook County Courthouse

CITY, TOWN

Chicago

STATE

Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Illinois Historic Structures Survey

DATE 1972

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Glessner House 1800 South Prairie Avenue

CITY, TOWN

Chicago

STATE
Illinois

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
—EXCELLENT	—DETERIORATED	—UNALTERED	—ORIGINAL SITE
—GOOD	—RUINS	—ALTERED	—MOVED DATE _____
—FAIR	—UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The area of Chicago embraced by the Sheffield Historic District includes much of the western part of the traditional neighborhood of Lincoln Park lying south and west of Fullerton, Lincoln and Larabee Streets. For all practical purposes the land in Sheffield may be considered absolutely flat, although, in fact, there is a gradual slope from Lincoln Avenue to the North Branch of the Chicago River. This area, lying between the North Branch and Lake Michigan, originally had few natural features of note and seems to have none at all today.

The irregular boundaries of the district on the west and south sides generally follow the division between residential and industrial buildings. Otherwise the boundary in that area separates those residential buildings with a visual character similar to that of residences elsewhere in the district from those with little original or remaining visual character. On the east side the boundary serves to separate the more modest buildings of Sheffield from the more pretentious ones in the district to the east that borders on Lincoln Park. In order to protect the Lincoln Avenue streetscape, which is mostly commercial, both sides of the street are included in the district even though the east side technically is part of the adjoining district. On the southeast the line embraces a new park created from cleared land and then follows the interior property lines east of Halsted, again for the purpose of protecting the streetscape of that older commercial avenue. On the north where Fullerton forms the major boundary, the line sometimes passes just north of the street and sometimes a bit south depending on the visual character of the buildings along Fullerton.

Land use in Sheffield is primarily residential, however, there are several major commercial streets, notably Fullerton, Halsted, Lincoln, and Armitage, some large institutions and a number of schools, churches and parks. Aside from city streets, the major transportation corridor in the district is the elevated line of the Chicago Transit Authority which bisects the district in a north-south direction between Sheffield and Bisell. In the southwest corner, the district includes a number of older manufacturing buildings.

In general the residential buildings face the north-south streets. East of Sheffield and north of Armitage, the houses are of larger size and greater pretention than those west and south of these streets. The residences in the northeast sector are generally tall and narrow brick and stone attached houses with a good number of flats and apartments mixed in. Although these urban residential types continue in the western and southern parts of Sheffield their scale becomes smaller as cottages and bungalows begin to appear. Only a few large apartment buildings are scattered about the district. The character of the streets is thoroughly urban with the residences close to the street behind narrow tree-lined parkways. Rear yards are generally not visible because of the close spacing or physical interconnection of the houses.

On the north edge of the district are a number of large institutional buildings. From west to east there is the large Catholic church of St. Joseph; the extensive senior citizens home called Belden Manor; the grossly scaled educational buildings of DePaul University; the church, rectory, convent and parish house of St. Vincent de Paul; and the dormitories, gymnasium, commons, library, classrooms and chapel of McCormick Theological Seminary. On the grounds of the latter are nearly sixty attached houses in eight groups (formerly ten) built in the eighties and nineties partly for rental income and partly as residences for the faculty.

Intrusions in the district are surprisingly few and include mostly post-World War II structures of large size and scale. These generally show little sympathy for the architectural character of late nineteenth century Sheffield. These especially include a number of new buildings on the Seminary and University campuses as well as structures erected on

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NATIONAL PARK SERVICE

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INVENTORY -- NOMINATION FORM**

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7. DESCRIPTION (CONTD.)

cleared land east of Halsted. The vast park in the same area is also out of scale because of its large undifferentiated openness. There do not seem to be any Federally owned buildings in the district.

Sheffield survived a period of decline from the 1920's through the 1950's without losing much of its building stock. After 1960 it benefited from the back-to-city movement to such a degree that property values have increased substantially during the last decade and a half. There are numerous rehabilitations of residential buildings throughout the area.

The architectural styles represented are those current in Chicago during the thirty five year period of primary growth from about 1869-1904. The wooden residences that remain mostly Italianate cottages built before the fire limits requiring only masonry construction were extended to Sheffield in 1875. Many of these are built on raised basements; some say in anticipation of street raising from the 1870's on. Other persons believe the raised basement type was developed to get the living quarters in this poorly drained area of the city above the dampness. In some places two residences were built one behind the other on a single lot because of the high cost of land.

Masonry buildings are most often variations of urban Queen Anne or of Romanesque. A few French style residences, usually in rows, survive from the 1870's. Commercial buildings tend to be polychromatic affairs of Queen Anne inspiration with stock metal and glass ground floor shop windows. Apartments and flat buildings of the period were built in the same styles.

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STRUCTURES OF SPECIAL DISTINCTION IN THE SHEFFIELD HISTORIC DISTRICT, LINCOLN PARK,
CHICAGO. Numbers correspond to map.

- | | |
|---|---|
| 1. HOUSE
1128 Fullerton | 15. STORE AND APARTMENTS
1115 Webster |
| 2. HOUSE
922 Fullerton | 16. STORE AND APARTMENT
1015 Webster |
| 3. BUILDING
918-16 Fullerton | 17. ST. VINCENT DE PAUL CHURCH AND RECTORY
1010 Webster
Egan and Prindeville (Church)
1895 |
| 4. BUILDING
914 Fullerton | 18. BUILDING
910 Webster |
| 5. BUILDING
910 Fullerton | 19. APARTMENT BUILDING
818-20 Webster |
| 6. HOUSE
854 Fullerton | 20. BUILDING
714-16 Webster |
| 7. ROW HOUSES
833-41 Fullerton | 21. HEADLY SCHOOL
2111 Magnolia
1875 |
| 8. ST. JOSEPH'S CHURCH
2301 Southport | 22. FACTORY
NW corner Dickens and Racine |
| 9. BELDON MANOR
1200 Magnolia | 23. BARN
SE corner Racine and Armitage |
| 10. HOUSE
1055 Belden | 24. APARTMENT BUILDING
NE corner Armitage and Kenmore |
| 11. ROW HOUSES
844-58, 832-40 Belden | 25. APARTMENT BUILDING
917-19 Armitage
1895-96 |
| 12. HOUSE
845 Belden | 26. APARTMENT BUILDING
808 Armitage |
| 13. DOUBLE HOUSE
815-17 Belden | 27. STORE AND APARTMENT BUILDING
2360-64 Lincoln |
| 14. APARTMENT BUILDING
1200-10 Webster | |

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STRUCTURES OF SPECIAL DISTINCTION IN THE SHEFFIELD HISTORIC DISTRICT (CONTD)

- | | |
|--|---|
| 28. COMMERCIAL BUILDING
2310-12 Lincoln
Adler and Sullivan
1883 | 42. ROW HOUSES
2136-2138 Dayton |
| 29. COMMERCIAL BUILDING
SE corner Lincoln and Belden | 43. BUILDING
2105 Dayton |
| 30. COMMERCIAL BUILDING
SE corner Lincoln and Orchard | 43A. ROW HOUSES
2017-21 Dayton |
| 31. BAKERY
2218 Lincoln | 44. APARTMENT BUILDING
2248-50 Fremont |
| 32. HOUSE
2252 Orchard | 45. HOUSE
2245 Fremont |
| 33. BUILDING
2233-37 Orchard | 46. BUILDING
2240 Fremont |
| 34. BUILDING
2218 Orchard | 47. HOUSE
2225 Fremont |
| 35. HOUSE
2240 Burling | 48. HOUSE
2221 Fremont |
| 36. BUILDING
2227-45 Burling | 49. ROW HOUSES
2100-44 Fremont
1875 |
| 37. BUILDING
2160 Halsted | 50. HOUSE
2017 Fremont |
| 38. BUILDING
1935 Halsted | 51. HOUSE
1925 Fremont |
| 39. HOUSE
2238 Dayton | 52. HOUSE
2244 Bissell |
| 40. HOUSE
2226 Dayton | 53. HOUSE
2214 Bissell |
| 41. ROW HOUSES
2140 - 2144 Dayton | 54. ROW HOUSES
2100-2144 Bissell
Barfield
1895 |

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STRUCTURES OF SPECIAL DISTINCTION IN THE SHEFFIELD HISTORIC DISTRICT (CONT'D)

55. ROW HOUSES
2101-2145 Bissell
Barfield
1895
56. HOUSE
2034 Bissell
57. BUILDING
NW corner Kenmore and Webster
58. BUILDING
2111 Seminary
59. BUILDING
2049-55 Seminary
60. BUILDING
2031 Seminary
61. BUILDING
2018 Seminary
62. HOUSE
1932 Seminary
63. BUILDING
2000 Clifton

PERIOD	AREAS OF SIGNIFICANCE		CHECK AND JUSTIFY BELOW	
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		urbanism

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Of the late nineteenth century neighborhoods remaining in Chicago, Sheffield is distinct from the others in several ways. Its character as a residential neighborhood interlaced with well-defined shopping streets has come down to us in relatively pristine condition compared with similar neighborhoods elsewhere in the city. Mixed uses such as apartments and flat buildings are not so evident in Sheffield as in many other Chicago neighborhoods dating from the same period. Among the densely-built urban neighborhoods in the city, it is one of those with well-designed but not spectacular architecture. What these factors add up to is a district that is easily interpreted and enjoyed by the average person who can still identify with its century-old middle class urbanistic values. Few other neighborhoods in Chicago have an architectural heritage that is so pleasing because so consistent in scale, materials, textures, and spatial relationship. In short, Sheffield is a distinctive historic district because its original middle class urban character has survived with sufficient impact to enable most of us to find through it a sense of our time and place in history.

HISTORY

Most of the land in the Sheffield Historic District belonged originally to Joseph and Maria Sheffield who maintained a nursery and truck farm in the area as early as the late 1830's. Their predecessors before the Treaty of 1837 and the incorporation of Chicago that same year were Pottowatomi Indians whose villages were scattered along the Little Fort trail (now Lincoln) from Chicago to Waukegan. One village is known to have existed near the present intersection of Lincoln and Halsted.

Relatively little growth took place in the district until after the Civil War. By then the area had become part of the City of Chicago (1853). Although transit lines had been built northward from the center of Chicago as early as 1858 in the district east of Sheffield it wasn't until 1865 that horse car lines were gradually built along Clybourn at the western edge of the district. By then industry had begun to locate along the north branch of the Chicago River. The William Deering Harvester Works, established in 1865 at Diversey and the river, attracted German immigrants, many of whom settled in the western part of Sheffield in order to be near their work.

Solid and sustained growth in Sheffield does not, however, seem to have begun in earnest until about 1868 after which it continued unabated until the turn of the century when the area was almost completely built-up. In addition to the continued construction of factories along the Chicago River there were several other factors that drew people to Sheffield.

One was the Presbyterian Seminary of the Northwest which moved to Chicago from Indiana in response to a substantial gift from Cyrus McCormick. The first classroom building, Ewing Hall, was completed on their grounds near the corner of Halsted and Fullerton in 1864. Other buildings followed from time to time: Chaper 1871; President's House 1883; McCormick Hall 1884; Fowler Hall 1887; and Virginia Library 1896. It was the presence of this institution, renamed McCormick Theological Seminary in 1886, that accounts in part for the relatively high level of residential architecture in the blocks south and west of the seminary.

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8. SIGNIFICANCE (CONTD.)

HISTORY (CONTD.)

The attraction of the seminary for homeowners was aided after 1875 by substantial improvements in the transportation system. By 1890 the district was thoroughly interlaced with horsecar lines. Cable cars were added along the major streets in 1891 and the Northwestern Elevated Railroad which still runs through the center of Sheffield, opened in 1896. Bridges over the Chicago River were built at Clybourn in 1873 and Fullerton in 1875.

The other major institution in Sheffield was opened by the Vincentian Fathers in 1875 when they built a church, school and rectory building at Sheffield and Webster. The church, St. Vincent de Paul, served the German Catholic population throughout Lincoln Park. The educational facility opened by the fathers in 1898 as St. Vincent's College slowly grew into De Paul University. This institution, established just west of McCormick Theological Seminary, now occupies large acreages of land in the northern part of the Sheffield Historic District.

By about 1905, 60-70% of the structures standing today in Sheffield were built and the community had become fully mature. Relatively little construction has occurred since then so that the community as it exists today is still very much as it was just after the turn of the century.

The community retained its desirability as a residential neighborhood until the First World War. Then it began gradually to succumb to the same deteriorating forces that were infecting other American cities. With improved mobility provided by the motorcar and commuter railroad, the older residents moved away. Properties began to be neglected as newer less affluent residents moved in. Because the institutions in Sheffield continued to attract persons of at least modest means, the part of Sheffield near these institutions apparently never declined quite so much as other parts of Lincoln Park.

By the late 1950's the remaining residents who owned property began banding together in an uphill struggle to rejuvenate all of Lincoln Park. The Lincoln Park Conservation Association, founded in 1954, advocated conserving and rehabilitating the existing building stock. Because of its proximity to the Loop, its substantial masonry buildings and its numerous institutions with a stake in the community, there was a genuine potential for reviving the entire area. Spurred on by the Conservation Association, and other neighborhood organizations, local residents reversed the decline in the 1960's with the result that today Lincoln Park, including Sheffield, is one of the most desirable residential neighborhoods in Chicago.

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BOUNDARIES OF THE SHEFFIELD DISTRICT, CHICAGO, ILLINOIS

THE EASTERNMOST PART OF THE BOUNDARY LINE OF THE SHEFFIELD HISTORIC DISTRICT FOLLOWS GENEVA TERRACE NORTH TO AND SLIGHTLY BEYOND LINCOLN AVENUE, THUS SEPARATING THE SHEFFIELD DISTRICT FROM WHAT EVENTUALLY WILL BE ANOTHER DISTRICT TO THE EAST, A PART OF THE LINCOLN PARK NEIGHBORHOOD NOW GENERALLY CALLED "MID-NORTH." INSTEAD OF RUNNING THE LINE SEPARATING SHEFFIELD FROM MID-NORTH DIRECTLY UP LINCOLN, IT HAS BEEN THOUGHT BEST TO MAINTAIN THE INTEGRITY OF LINCOLN BY INCLUDING BOTH SIDES OF THIS ATTRACTIVE COMMERCIAL STREET IN THE SHEFFIELD DISTRICT. THE LINE THEREFORE FOLLOWS THE REAR PROPERTY LINES WHEREVER THERE ARE OLDER STRUCTURES STILL STANDING.

THE SAME PRINCIPLES APPLY TO THE NORTHERN BOUNDARY WHICH GENERALLY FOLLOWS FULLERTON WEST FROM LINCOLN EXCEPT IN THOSE PLACES WHERE THE LINE IS CARRIED NORTH TO THE REAR PROPERTY LINES IN ORDER TO INCLUDE OLDER BUILDINGS ON THE NORTH SIDE OF FULLERTON. BEYOND RACINE THE LINE GOES SOUTH ALONG REAR PROPERTY LINES AND THENCE WEST ALSO ALONG INNER PROPERTY LINES UNTIL IT REACHES SOUTHPORT WHICH STREET CONSTITUTES THE WESTERNMOST EXTENSION OF THE DISTRICT.

FROM SOUTHPORT THE LINE RUNS DOWN BELDEN TO THE REAR PROPERTY LINES JUST WEST OF LAKEWOOD WHERE IT TURNS SOUTH. AT THE OLD HEALY SCHOOL IT TURNS EAST MOMENTARILY ON DICKENS AND THEN GOES SOUTH AGAIN DOWN THE CENTER OF MAGNOLIA, HERE ROUGHLY SEPARATING THE INDUSTRIAL BUILDINGS ALONG THE CHICAGO RIVER (NORTH BRANCH) FROM THE RESIDENTIAL AREAS. AGAIN FOLLOWING PROPERTY LINES IT CROSSES EASTWARD TO RACINE, AND THEN PROCEEDS SOUTH AND EAST TO MAUD WHERE IT BREAKS AWAY FROM THE CENTER OF THE STREET BRIEFLY IN ORDER TO INCLUDE A FORMER HORSE BARN FOR THE NOW DEFUNCT STREET RAILWAYS. AT SEMINARY THE LINE IS TAKEN EAST IN A SERIES OF JOGS SEPARATING THE DISTRICT ON THE NORTH FROM A DECLINING AREA WITH RESIDENTIAL AND COMMERCIAL BUILDINGS OF A SOMEWHAT DIFFERENT CHARACTER ON THE SOUTH.

IN ORDER TO INCLUDE THE ENTIRE STREETScape OF WISCONSIN, AS THE LINE MOVES EAST, IT IS CARRIED ALONG THE SOUTH EDGE OF THE PROPERTIES FACING ON WISCONSIN. AT HALSTED THE SAME SYSTEM IS FOLLOWED IN ORDER TO INCLUDE BOTH SIDES OF THIS OLD COMMERCIAL STREET. ABOVE ARMITAGE THE LINE MOVES EAST TO FOLLOW THE CENTER OF BURLING NORTH TO THE URBAN RENEWAL AREA JUST NORTH OF DICKENS (WHICH IS TO BECOME A CITY PARK), AND THENCE IS TAKEN EAST TO GENEVA TERRACE IN ORDER TO INCLUDE THE AREA THAT WILL BECOME A PARK.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Langdon, M. Margaret. History of the Western Part of the Lincoln Park Neighborhood, (unpub).
 Levin, Jordan, History of Lincoln Park, Dept. of Urban Renewal, Chicago, (unpublished).
Lincoln Park Community Walk Tour Manual, Chicago School of Architecture Foundation, 1974, (unpub).

"Lincoln Park", in Chicago, Wirth, Louis and Bernert, Eleanor H., editors. The University of Chicago Press, 1947.
 "McCormick Theological Seminary", 1974. Comm. on Chicago Arch. and Hist. Landm.
Mid-North District, Comm. on Chicago Arch. and Historic Landmarks, 1975.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 530

UTM REFERENCES

DM 16	44 51 00.0	46 14 15.9	AM 16	44 61 63.8	46 14 15.9
ZONE	EASTING	NORTHING	ZONE	EASTING	NORTHING
BM 16	44 61 63.8	46 14 03.9	CM 16	44 51 00.0	46 14 03.9

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Paul E. Sprague

May 1975

ORGANIZATION

Illinois Historic Structures Survey

DATE

STREET & NUMBER

1800 South Prairie Avenue

TELEPHONE

CITY OR TOWN

Chicago, Illinois

STATE

Illinois

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

Charles E. Sprague

TITLE State Historic Preservation Officer

DATE

8-22-75

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting:

Samuel R. Davis

DATE

1/11/76

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

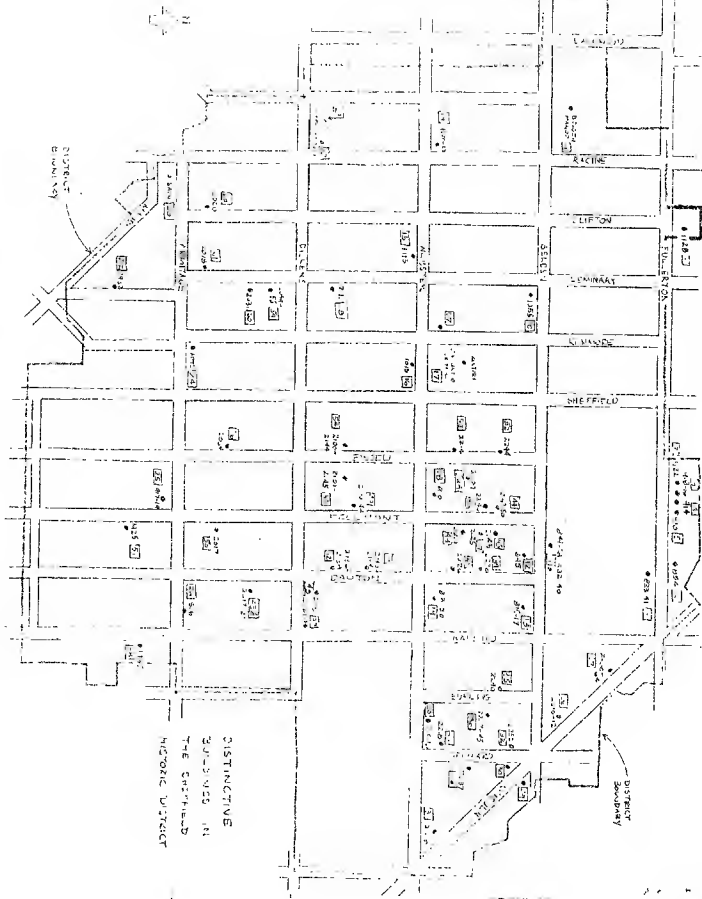
ATTEST:

KEEPER OF THE NATIONAL REGISTER

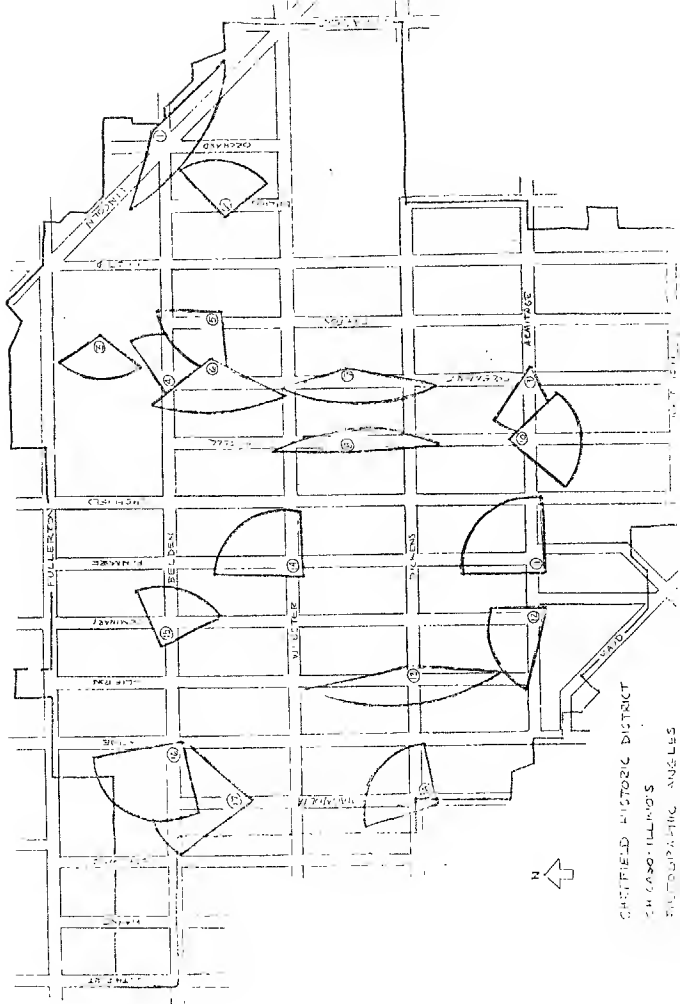
Charles E. Sprague

DATE

1-9-76



DISTINCTIVE
 BUILDINGS IN
 THE SHEFFIELD
 HISTORIC DISTRICT



GARFIELD HISTORIC DISTRICT
 CHICAGO-ILLINOIS
 PHOTOGRAPHIC ANGLES

ENTRIES IN THE NATIONAL REGISTER

STATE ILLINOIS

Date Entered 4/17 - 18/0

<u>Name</u>	<u>Location</u>
Sheffield Historic District	Chicago Cook County
Franklin Square Neighborhood	Bloomington McLean County

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Also Notified

Hon. Charles H. Percy
Hon. Adlai E. Stevenson
Hon. Dan Rostenkowski
Hon. Edward R. Madigan

1st Extension

WASHINGTON

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United States Department of the Interior
National Park Service

National Register of Historic Places
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Sheffield Historic District Boundary Increase

The evaluated significance of this property within the state
is State.

As the designated State Historic Preservation Officer for the
National Historic Preservation Act of 1966 (Public Law 89-665),
I hereby nominate this property for inclusion in the National
Register and certify that it has been evaluated according to
the criteria and procedures set forth by the National Park
Service.

Daid Fenney

State Historic Preservation Officer signature

District

Title

1/3/83

Date

United States Department of the Interior
National Park Service

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Sheffield Historic District Boundary Extension - Chicago, Illinois

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6. REPRESENTATION IN EXISTING SURVEYS (Cont'd)

TITLE: Illinois Historic Structures Survey

DATE: 1972

DEPOSITORY: Division of Historic Sites
Illinois Department of Conservation

CITY: Springfield

STATE: Illinois

Structures in Boundary Extension:

1219 West Fullerton Avenue (Spofford, White and Co. Building)
1357 West Fullerton Avenue (John Falstaff House)
1359-1361 West Fullerton Avenue (J. Ewald Buildings)
(1368) West Fullerton Avenue (Chicago, Milwaukee, St. Paul
and Pacific General Office
Building)

United States Department of the Interior
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Sheffield Historic District Boundary Extension - Chicago, Illinois
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Historical Information and Description of Contributing Structures of
Special Significance (Circled Numbers 1 - 11 on Map)

① Chicago, Milwaukee, St. Paul and Pacific General Office Building

1400 West Fullerton Avenue, 2423-37 North Southport Avenue
Built in four sections:

Building at intersection of Fullerton and Southport,
53' x 125', 1904-05

Six-story addition on Southport, 53' x 116', 1908

Three-story addition on Southport, 68' x 92', 1912

Six-story addition on Southport, 68' x 158' plus an
additional three floors to the 1912 addition, 1925

This six-story grey brick building with a reinforced concrete frame represents an early example of reinforced concrete construction in Chicago. Only a handful of reinforced concrete buildings constructed prior to 1908 have been documented, and fewer remain. A straightforward example of warehouse construction, the building served as the accounting office for the Milwaukee Road until 1976. Simplicity is the keynote of design. A limestone foundation and a continuous limestone sill line at the second and sixth stories ties together the original structure and subsequent additions which have subtly varying fenestration. From the top of the foundation to the second-floor sill line every sixth course of brick is raised forming continuous bands that further tie the sections together. Patterned brick in rectangular bands groups the windows between the second and fifth stories. A unique feature is a series of brick fire walls forming rooms for record storage on the south end of the first floor, an area entered through a metal fire door from the Fullerton entrance. This function is expressed on the exterior by a continuous series of tall, narrow windows running along the Southport facade. There are three main entrances, each topped by a segmental arch with a raised limestone keystone. The building is capped by a shallow cornice supported by brick corbelling. Windows have been removed for safety reasons, but the brick facades are unaltered. The name of the architect for the original structure is unknown, but the 1912 three-story addition was designed by architect Charles P. Rawson, who worked for the railroad. This building was photographed and included in the 1972 Illinois Historic Sites Survey.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Sheffield Historic District Boundary Extension - Chicago, Illinois

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date entered

- ② Julius Bauer Piano Company Building
1335 West Altgeld Avenue
Built circa 1895

This three-story brick structure was originally the Julius Bauer Piano Company, in the 1880's the largest piano company in the midwest. Like the brewery industry in Chicago, the musical instrument manufacturing industry was dominated by Germans. This continued to be the case into the twentieth century. The 24th ward, which included the western section of Sheffield, was over one-third German and was also the home of the Carl Williams Piano Company at 1257 Fullerton and the Piano and Organ Supply Company at 2100 Racine. The front facade is of red face brick; the side walls of common brick. Brick corbelling over the third-story windows groups the windows into four bays. Somewhat Sullivanesque in form, a two-story doorway projects the depth of one brick and is accentuated by a deep round-headed transom echoing an arched glass window in the door. Windows on the first floor have unfortunately been bricked in.

- ③ J. Ewald Building 1
1361 West Fullerton Avenue
1911

- ④ J. Ewald Building 2
1359 West Fullerton Avenue
1917

These identically-ornamented connecting brick buildings are three stories and two stories respectively. Both were built by Jacob Ewald, father of the present owner. They have housed a funeral home since the buildings were originally constructed. Gothic design, appropriate to a funeral chapel, highlights the first floor. Engaged colonettes supporting Gothic arches surround windows and doors with leaded glass. Above the limestone first floor, the buildings are faced with orange brick. Each is two bays wide with broken pilasters separating the bays and bay windows behind the wall plane. The buildings are in excellent condition and have been unaltered on the exterior.

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- 5 Williams Piano and Organ Co. Building
1257 West Fullerton Avenue
1912

A reinforced concrete skeleton expressed on the exterior of the building places this five-story structure in the tradition of the Chicago school. Light-colored reinforced concrete piers topped by paired brackets provide support for a projecting lintel and brick parapet over the three bay Fullerton Avenue facade and the north bay of the seven-bay side facades. Brick spandrels and reinforced, concrete lintels behind the continuous piers complete the building's exterior skeletal grid pattern. There are three double-hung windows in each bay. The front entrance, and some windows have been altered, but the overall design scheme of the building is basically unchanged.

- 6 Spofford, White and Co. Building
(Later, Burt L. White Printing Co.)
1219 West Fullerton Avenue
1916-17

Although just one story, this brick factory building is similar in scale, materials and detail to the Standard Cap and Seal Company across the street. Its dark red brick facade has thirteen bays running along Fullerton. Each bay contains a large mullioned window topped by a shallow arch. The bays are separated from each other by brick piers capped with limestone trim. A limestone band forms a continuous sill line across the entire length of the building and there is limestone coping at the building's roofline. Two shallow gables break the roofline at the east end and near the west end of the building. The building was photographed and included in the 1972 Historic Sites Survey.

- 7) 8 Standard Cap and Seal Company Buildings
1400-1412 North Racine Avenue
1917

The tallest of four brick factory buildings at the intersection of Fullerton and Racine, the Standard Cap and Seal Company is a four-

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story U-shaped building, with a centrally located tower. The three-story tower was built to house a water tower and the mechanical equipment for an elevator. It is one of the few enclosed water towers in the area; most are exposed. Nine bays face on Racine, four on each side of the doorway bay, which is distinguished by its limestone pilasters with stylized geometric capitals. This cut limestone is used for the building's trim at the sill line, in the coping and in emblems terminating the projecting brick pilasters or piers between each bay. These 30-inch-deep pilasters, located 16 feet on center, support the building's exterior bearing brick wall and, with the building's brick spandrels, express its wood-frame loft construction. Low pitched rounded gables flanked by piers projecting beyond the roofline accent the building's corners. In general massing the factory is similar to George C. Nimmons' 1913 Reid Murdoch Building and the designs for buildings of the Central Manufacturing District. A two-story four bay structure continues the six bays of the taller building along Fullerton Avenue. It also has a timber frame and limestone trim. A low pitched rounded gable which expresses the building's bow string truss roof is topped with limestone coping and forms a parapet echoing the larger building's corner trim. Except for bricked in raised basement windows, the structures are unaltered on the exterior.

9

M. Linkman Company Building
1150 West Fullerton Avenue
1922

The M. Linkman pipe manufacturing company originally occupied this three-story brick faced building with terra cotta detailing. Like the Standard Cap and Seal Company building, it has shallow gables projecting beyond the roofline to accentuate the building's corner bays. A terra cotta oval emblem with "MLC" is in the middle of each gable. But, unlike its neighbor, the building's frame is of reinforced concrete (expressed in the cast wall of the building), so there is no need for brick pilasters to support the exterior walls. Cream colored terra cotta is used for sills on the first floor, for cartouches between the third story windows and for coping. Terra cotta also frames the doorway with a Gothic arch. The structure and trim of this building is very similar to those designed for the

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Central Manufacturing District. Its exterior is unaltered.

10

The Eugene Dietzgen Company Building
990 West Fullerton Avenue
1906, Lawrence G. Hallberg, architect
1929 Addition, Patterson and Davidson, architect
1941 Additions, Lawrence Monberg, architect

The four-story Dietzgen Building is particularly noteworthy as an early example of reinforced concrete construction in Chicago. Its exterior form is a straightforward expression of its interior reinforced concrete skeleton, with concrete window lintels integral with the interior floor slab. The interior has exposed hexagonal columns with beams set on triangular haunches cast into the columns. Red brick piers and spandrels, with a linear pattern formed by the brick course work on the first floor piers, sheath the facades. The original rectangular structure, constructed in 1906, was made up of seven bays on Fullerton and four on Sheffield. Six identical bays were added on Sheffield in 1929. The 1941 additions were on the North and East ends of the building, enclosing a rectangular interior court.

The Dietzgen Company, founded in 1891 by Eugene Dietzgen, is the only company of those originally occupying the factories along Fullerton still in existence in the Chicago area. This building served as their main office and manufacturing building from 1906 to 1975, when the Dietzgen Company moved to Des Plaines. The company manufactured drafting supplies as can be seen in the handsome logo enhanced by the building date in art nouveau numbers over the main entrance. It was an important supplier. According to Walter Dietzgen, son of the founder, "the company tried to manufacture all key elements used in drafting, surveying and printmaking." Perhaps its most important contribution was the perfection of the blueprint process in the midwest. He went on to say that the first continuous coating machine for blueprint paper was designed in their building and that Dietzgen produced over half of all the blueprint paper for several decades.

At present, all window sash has been removed and the building is being rehabilitated.

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- 11 The Dietzgen Company Building 2
(presently Allied Glove Company Building)
2425 North Sheffield Avenue
circa 1935

This four-story reinforced concrete frame building with recessed brick spandrels is connected by a bridge spanning the alley to the original Dietzgen Building. With seven bays on Sheffield and Montana, the centrally located Sheffield entrance is set off by closely spaced piers and a classical doorway surrounded by fluted pilasters. The building's most important features are on the interior. Drafting symbols are designed in tile on the entrance floor, and the interior upstairs offices have wood paneling and very streamlined "moderne" detailing. The exterior remains unchanged.

Other Contributing Structures (Numbered 12 to 34 on the map)

- 12 Commonwealth Edison Warehouse
1350 West Fullerton Avenue
1923
- 13 Thaddeus Klein Building
1365-69 West Fullerton Avenue
circa 1887
- 14 Wilhelm Haberman House
2343 North Southport Avenue
1883
- 15 John Falstaff House
1357 West Fullerton Avenue
1882
Photographed and included in the 1973 Illinois Historic Sites Survey
- 16 Johann Cernow House
2332 North Wayne Avenue
1883

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- 17 Johann Frank House
2334 North Wayne Avenue
1883
- 18 John Boschkowsky House
2336 North Wayne Avenue
1883
- 19 August Oxon House
2338 North Wayne Avenue
1883
- 20 Ludwig Saloune House
2342 North Wayne Avenue
1883
- 21 Joseph Semmerling House
2344 North Wayne Avenue
1882
- 22 A. Bolter and Sons Company Building
2323 North Wayne Avenue
circa 1932
- 23 Building at 2400 Surrey Court, 1905
- 24 Building at 2402 Surrey Court, 1905
- 25 Building at 2408 Surrey Court, 1905
- 26 R.H. Buhrke Company Building
(later Club Aluminum Company Building)
1238-50 West Fullerton Avenue
circa 1920
Rehabilitated and converted into condominiums
- 27 Peterson Furniture Company Building 1
(1232) West Fullerton Avenue
circa 1914
- 28 Peterson Furniture Company Building 2
1222 West Fullerton Avenue
circa 1920

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- 29 Burt L. White Printing Company Building
1235 West Fullerton Avenue
circa 1923
- 30 Building at 1120 West Fullerton Avenue
Date unknown
- 31 Building at 1118 West Fullerton Avenue
1912
- 32 Factory at 2401 North Seminary Avenue
circa 1909
- 33 Common Sense Novelty Company Building
990 West Montana Avenue, 2435 North Sheffield Avenue
1909 (rehabilitated as condominiums)
- 34 Building at 970 West Montana Avenue
circa 1885

Non-Contributing Structures:

2333 North Southport Avenue
2335 North Southport Avenue
2337 North Southport Avenue
2345 North Southport Avenue
2349-51 North Southport Avenue
1353 West Fullerton Avenue (Hertz Auto)
Gas Station Building (closed) at Southwest intersection of
West Fullerton Avenue and North Wayne Avenue
1321 West Fullerton Avenue
1331 North Fullerton Avenue (Esko Company)
1301 West Fullerton Avenue

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8 Justification for Boundary Extension:

The boundary extension to include the commercial and industrial buildings located along West Fullerton Avenue between Sheffield and Southport is logical: they were an integral part of the predominantly residential neighborhood of Sheffield, both historically and architecturally. The factories were the lifeblood of the neighborhood according to Walter Dietzgen, son of Eugene Dietzgen whose engineering supply company was on Fullerton between 1905 and 1975. Their very existence contributed to the area's continued stability. Constructed between 1905 and 1922, these industries located near a ready source of skilled labor and, in turn, provided jobs for the predominantly German neighborhood. In 1910, the 24th Ward, which includes the western section of Sheffield, was over 1/3 German and remained heavily German up to the First World War. A sampling of the names of the homeowners included in this nomination illustrate the composition of the neighborhood from the 1880's. Not just the workers were German. Many of the original factory owners were German: Dietzgen, Linkman, Bolter, Bauer, to name a few. Therefore, it is not surprising they would build in the Sheffield area. The present Sheffield Historic District Boundary tends to separate most of the industrial buildings from the residential areas, though they exist side by side. To separate the labor source from the work source divides the neighborhood. Revising the north boundary pulls the neighborhood together.

^{worth noting,}
Four factories, however (two on the south side of Fullerton), are within the present Sheffield Historic District boundaries: The Northern Bank Note Company Building (later the Rubens and Marble Company Building), 2340 North Racine, 1922; the B. and B. Engraving Company Building, 1157 West Fullerton Avenue, 1920; the Piano and Organ Supply Company Building, 2100 Racine (#22 of the "Structures of Special Distinction in the present Sheffield District), circa 1895, and half of the A. Bolter and Company Building, 2323 North Wayne Avenue, circa 1932. Yet, under "3" in the original nomination form "Industrial" use wasn't checked. Extending the Sheffield Boundary to include the other industrial buildings along Fullerton portrays a more complete picture. In addition, including the other half of the Bolter factory and the six 1880's houses at 2332-2344 North Wayne Avenue (which are contemporary and similar in style and integrity to those south of the present north boundary and

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included in the District) improves an illogical northern boundary edge. The logical boundary edge on the north and west is the six-story Milwaukee Road Building at the northeast intersection of Southport and Fullerton. Just west of Southport are small, non-descript modern buildings (such as a Burger King and a gas station) and a handful of older party-wall buildings. The rows of industrial buildings with their building lines at the sidewalk on Fullerton extend (with some interruption - areas generally not included in the boundary extension) from just east of Sheffield to Southport only. Other factories are located further west, but are scattered near the river.

Besides being historically and geographically integral to the present District, the industrial and commercial buildings nominated in the boundary extension are visually compatible with the architectural character of the neighborhood--in scale, materials and quality. All of the buildings are between one and six stories, most between one and four. All the factories have red or yellow brick facades; most are embellished with buff-colored cut limestone, terra cotta or reinforced concrete trim. And all are of a similar quality. None are stellar; but all are simple, straightforward, well-designed structures.

Stylistically, the factory buildings being proposed for inclusion in the District are in the mainstream of the period during which most were constructed, 1905-1922. They are similar, for instance, to industrial buildings designed by George Nimmons, Alfred S. Alschuler, S. Scott Jay, Hill and Woltersdorf, J.C. Llewellyn, Pond and Pond and Richard Schmidt. Like earlier buildings of the Chicago School these take their basic appearance from their underlying structure. They then are embellished with patterned brickwork and with small-scale historical detailing. They tend to be of two types of construction, timber and reinforced concrete. Of particular note are two very early reinforced concrete structures, the Milwaukee Road Building (Permit issued December, 1904) and the Dietzgen Building (Permit issued June, 1906). Historian of building technology, Carl Condit, has noted a dearth of information on very early reinforced concrete construction in Chicago, but the dates for these two buildings coincide with the earliest documented by Condit and architectural historian Frank Randall. (These include the Winton Building, 1904; the Plamondon Building, 1906; the Montgomery Ward Warehouse Building, 1907; the Born Building, 1908 and the Bauer and Black Building, 1908.)

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Finally, the structures being proposed retain a high degree of integrity. Some have hardly been changed at all on the exterior (The Williams Piano Company Building, the Standard Cap and Seal Company Building, the Linkman Company Building). Where there have been later additions (as in the Milwaukee Road and Dietzgen Buildings) they are compatible in scale, materials and detailing with the original structure. Even those that have been incompatibly altered (The Commonwealth Edison Warehouse, the Burt L. White Printing Company Building and the factory at 2401 North Seminary), have retained their original form, scale and materials. Two structures have been extensively rehabilitated and converted into condominiums, the R.H. Buhke Company Building and the Common Sense Novelty Company Building--the latter retaining its original ornamental detailing.

The commercial and industrial buildings in the Sheffield Historic District Boundary extension are woven of a similar fabric to each other, to those factories already included in the District and to the surrounding residences. They easily fit the neighborhood's distinctly urban middle class character.

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Wight, P.B. "Utilitarian Architecture of Chicago," The Architectural
Record 27, February-March, 1910

11 Form prepared by:

Susan S. Benjamin
711 Marion Avenue
Highland Park, Illinois 60035
(312) 432-1822

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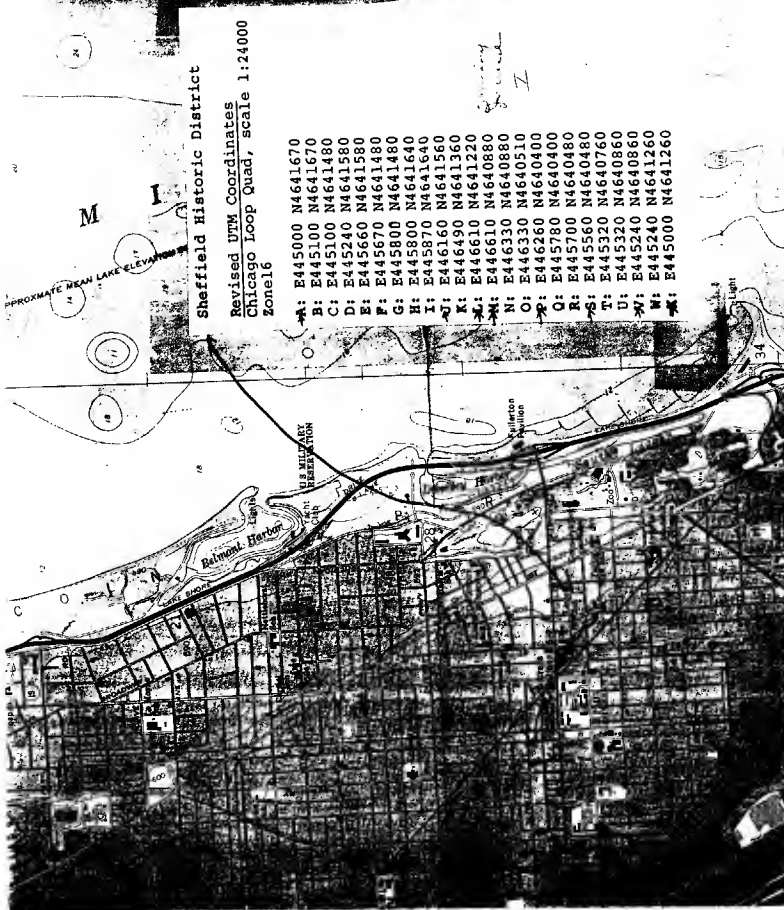
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It is hereby proposed that the boundary of the Sheffield Historic District of Chicago (listed on the National Register, January 11, 1976) be revised and extended to include structures between North Southport Avenue and the west boundary of the present district just east of North Sheffield Avenue from the north boundary of the district at Southport between West Belden Avenue and West Altgeld Avenue to the Milwaukee Road tracks, then including structures between the alley north of West Fullerton Avenue to the west boundary of the present district south of West Fullerton Avenue just west of North Racine Avenue, then including structures not in the present district north of West Fullerton Avenue to the alley, extending to North Sheffield Avenue (excepting parts of the blocks between North Racine Avenue and North Sheffield Avenue), then extending north on North Sheffield Avenue to the alley between West Montana Street and West Altgeld Street, then west to the elevated tracks and south to the alley between West Fullerton Avenue and West Montana Street, then east along the alley to the western boundary of the present district north of Fullerton; the extension being specifically described as follows:

Proceeding from a point at the center of West Fullerton Avenue 165 feet from the center of North Racine Avenue, turning south 316.27 feet; turning west 1208.25 feet to the center of North Southport Avenue, turning north 945.64 feet to the center of West Altgeld Street, turning east on West Altgeld Street 396.3 feet, turning south 154 feet, turning west 132.1 feet, turning south 508.33 feet to the center of West Fullerton Avenue, turning east 314.2 feet, turning north 149 feet to the center of an alley, turning east 235 feet to the center of Surrey Court, turning north 54 feet to the center of an alley, turning east 535.3 feet to the center of North Racine Avenue, continuing east 137.3 feet, turning south 191 feet to the center of West Fullerton Avenue, turning east 267.6 feet, turning north 191 feet to the center of an alley, turning east 50 feet, turning south 191 feet to the center of West Fullerton Avenue, turning east 208.3 feet to the center of North Seminary Avenue, turning north 191 feet to the center of the alley, turning east 120 feet, turning south 191 feet to the center of West Fullerton Avenue, turning east 509.3 feet to the



Sheffield Historic District

Revised UTM Coordinates
 Chicago Loop Quad, scale 1:24000
 Zone 16

- A: E445000 N4641670
- B: E445100 N4641670
- C: E445100 N4641480
- D: E445240 N4641580
- E: E445660 N4641580
- F: E445670 N4641480
- G: E445800 N4641480
- H: E445800 N4641640
- I: E445870 N4641640
- J: E446160 N4641560
- K: E446490 N4641360
- L: E446610 N4641220
- M: E446610 N4640880
- N: E446330 N4640880
- O: E446330 N4640510
- P: E446260 N4640400
- Q: E445780 N4640400
- R: E445700 N4640480
- S: E445560 N4640480
- T: E445320 N4640760
- U: E445320 N4640860
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APPROXIMATE NEAR LAKE ELEVATION

MILLER RESERVATION

Belmont Harbor

Miller Pavilion

Light

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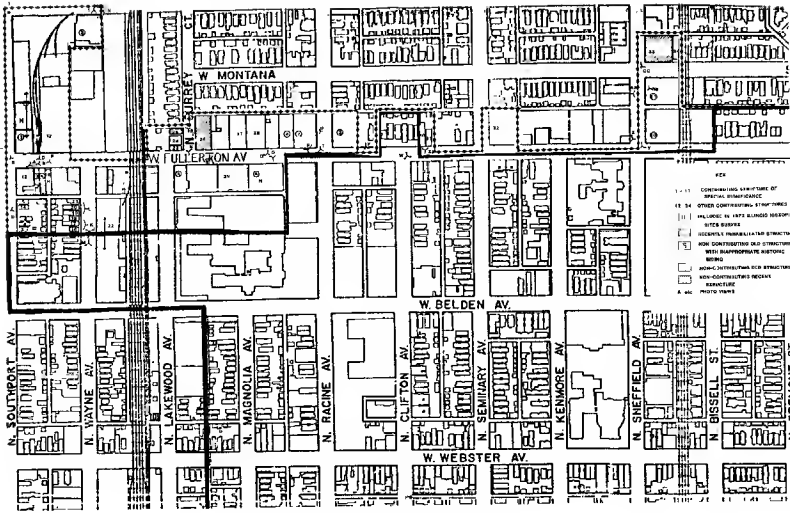
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Chicago Loop Quad, scale 1:24000
zone16

A: E445000 N4641670
B: E445100 N4641670
C: E445100 N4641480
D: E445240 N4641580
E: E445660 N4641580
F: E445670 N4641480
G: E445800 N4641480
H: E445800 N4641640
I: E445870 N4641640
J: E446160 N4641560
K: E446490 N4641360
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T: E445320 N4640760
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V: E445240 N4640860
W: E445240 N4641260
X: E445000 N4641260





United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

CEM

FEB 23 1983

IN REPLY REFER TO.

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places during the week beginning February 13, 1983 and ending February 19, 1983. For further information call (202) 272-3504.

STATE, County, Vicinity, Property, Address, (date listed)

CALIFORNIA, Butte County, Chico, Silberstein Park Building, 426, 430, 434 Broadway (02/17/83)

CALIFORNIA, Orange County, San Clemente, Easley, Oscar, Block, 101 El Camino Real (02/17/83)

ILLINOIS, Cook County, Chicago, Calumet Plant, R. R. Donnelley & Sons Company, 350 E. 22nd St. (02/17/83)

ILLINOIS, Cook County, Chicago, Sheffield Historic District (Boundary Increase), Montana, Altgeld Sts., and Southport Ave. (02/17/83)

ILLINOIS, Cook County, Skokie, Harrer Building, 8051 Lincoln Ave. (02/17/83)

INDIANA, Elkhart County, Goshen, Goshen Carnegie Public Library, 202 N. 5th St. (02/17/83)

INDIANA, Elkhart County, Goshen, Goshen Historic District, Bounded by Pike, RR, Cottage, Plymouth, Main, Purl, the Canal, and Second Sts. (02/17/83)

INDIANA, Vanderburgh County, Evansville, Boehne, John W., House, 1119 Lincoln Ave. (02/17/83)

IOWA, Linn County, Cedar Rapids, Iowa Building, 221 Fourth Ave., SE (02/17/83)

IOWA, Linn County, Cedar Rapids, Lattner Auditorium Building, 217 Fourth Ave. SE (02/17/83)

IOWA, Polk County, West Des Moines, Valley Junction-West Des Moines City Hall and Engine House, 137 Fifth St. (02/17/83)

KANSAS, Sedgewick County, Wichita, North Topeka Avenue - 10th Street Historic District, 1065, 1103, 1109, 1113, and 1108 N. Topeka Ave. (02/14/83)

KENTUCKY, Nelson County, Bardstown, Bardstown Historic District, Roughly bounded by 1st, 3rd, and 5th Sts., Muir Ave., and RR tracks (02/17/83)

KENTUCKY, Simonsen County, Franklin, Franklin Downtown Commercial District, Roughly Main and College Sts. between Washington and Madison Sts. (02/17/83)

MICHIGAN, Ionia County, Muir, Muir Church of Christ, 138 Garden St. (02/17/83)

MICHIGAN, Wayne County, Detroit, Vinton Building, 600 Woodward Ave. (02/17/83)

MISSOURI, Jackson County, Kansas City, Ambassador Hotel Historic District, 3527, 3600 Broadway and 435, 441 Knickerbocker Pl. (02/17/83)

MISSOURI, Jackson County, Kansas City, City Bank Building, 1801 Grand Ave. (02/17/83)

MISSOURI, Marion County, Hannibal, Ebert-Dulany House, 1000 Center St. (02/17/83)

MISSOURI, St. Louis (Independent City), Mullanphy Historic District, N. 14th St. between Mullanphy and Howard and N. 13th between Howard and Tyler (02/14/83)

NEW MEXICO, Bernalillo County, Albuquerque, Menaul School Historic District, Roughly bounded by Broadway, Claremont, Edith, and Menaul Aves. and 301 Menaul Blvd. N.E. (02/14/83)

NEW MEXICO, Bernalillo County, Albuquerque, Shoup Boardinghouse, 707 1st St., SW (02/17/83)

NEW MEXICO, Grant County, Silver City, Silver City Historic District North Addition, Roughly bounded by the San Vicente Arroyo, College Ave., Chloride and 13th Sts. (02/17/83)

NORTH CAROLINA, Polk County, Tryon vicinity, Mills-Screven Plantation, NE of Tryon on SR 1509 (02/17/83)

*listed 6/19/85 - 2nd
EXTENSION sent to West*

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CONTRIBUTING STRUCTURES OF SPECIAL SIGNIFICANCE

1. CULLMAN WHEEL COMPANY PLANT

[Deering Methodist Episcopal Church]

1344 W. Altgeld

1888, 1907-1911, 1918

Architects: For original church structure (1888) architect is unknown; Frank S. Baker designed the 1907 Cullman addition, building two floors above original church; Baker also added 1909 three story, single bay, at the rear of the building; Herman J. Gaul designed three-story 1911 front addition (46 by 32 feet); Oscar A. Achenbach designed 1918 one and three story additions west side of building.

A three-story brick building with corbelled brickwork and ornamental limestone sills, stringcourses, entry portal and buttress capitals. The wall of the original 1888 Deering Methodist Episcopal Church is evident in the east wall of the building, with lancet windows and buttresses. The 1918 utilitarian addition, surmounted by a watertower, fills the west side of the site. An anticipated restoration project will remove the glass brick from the filled window openings and return the multipaned windows. Some of the lancet windows on the 1888 portion of the building have been altered but early configuration is still evident.

2. KLAWIKOWSKI SALOON/APARTMENT BUILDING

2501-2503 N. Southport

1907, 1921-1922

Architect: William Gauger

Three story stone-front building with brick sides. Large Romanesque style arches, rock-faced voussours and columns topped with foliated capitals on first floor. Engaged colonnettes are located on second floor level of facade. Rosette pattern appears in stringcourses above the window line on each floor; these stringcourses cross the facade and continue as limestone pattern across brick side walls. Heavy limestone cornice tops the building. One story brick addition extends along W. Altgeld property line, constructed in 1921-1922.

3. NATIONAL MILK COMPANY STABLE AND WAGON BARN

2501-2519 N. Wayne

1919-1920, 1926

Architect: M. Frank Strauch

One and two story flat-iron shaped brick stable and barn. Projecting courses of brick mark entries and give simple, geometric, ornamental character to facade. Some of the original door and window openings have been bricked with a matching color of light buff brick. The building width broadens from its narrowest wall on W. Altgeld.

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BOUNDARY EXTENSION JUSTIFICATION: SIGNIFICANT BUILDINGS AND STREETSCAPES

This proposed boundary extension encompasses three major buildings which touch the W. Altgeld Street property line at the northwestern edge of the Sheffield Historic District. The three story Cullman Wheel Company factory is made up of a series of additions to a one story building constructed in 1888. Designed by architects Frank S. Baker (1907, 1909), Herman J. Gaul (1911) and Oscar A. Achenbach (1918) these additions surrounded the earlier building, leaving the east wall exposed to view. The Cullman building has special significance because the 1888 building, occupied by Cullman in 1905, for the manufacture of automobile parts and sprockets, was originally the Deering Methodist Episcopal Church, a German mission church supported by William Deering whose reaper manufacturing plant was located in an adjacent industrial section. The second building is a handsome three-story, stone-front, saloon/apartment building designed in 1907 by architect William Gauger for saloon keeper Anton K. Klawikowski. The third structure, designed by M. Frank Strauch, was built in 1919-1920 (with a 1926 addition) as a stable and wagon barn for the National Milk Company.

An earlier, well-conceived, extension of the Sheffield Historic District (approved in 1982-1983) recognized major commercial and industrial buildings which were related historically and geographically to the District's predominantly residential development. The extension proposal also represented an effort to "improv[e] an illogical northern boundary." Unfortunately the block-long section of the new, extended, northern boundary running along W. Altgeld Street, now divides the north and south sides of the street. The boundary excludes buildings which are compatible in scale, color, material, and age with the balance of the District and which should be recognized as contributing to the history and architecture of the District. By omitting significant adjacent structures on the north side of W. Altgeld this section of the boundary does not meet National Register guidelines for boundaries: "Boundaries must be carefully selected to encompass, but not exceed, the extent of the significant resource."

The "professional error" in drawing this section of the boundary violates the consistent attempt to form a boundary line, wherever possible, running along rear lot lines and alleys. An obvious effort was made to preserve harmonious streetscapes within the District. The original Nomination, for example, states: "In order to protect the Lincoln Avenue streetscape, which is mostly commercial, both sides of the street are included in the district even though the east side technically is part of the adjoining district. On the southeast the line embraces a new park created from cleared land and then follows the interior property lines east of Halsted, again for the purpose of protecting the streetscape of that older commercial avenue." Similarly well conceived streetscape borders are found along S. Wisconsin (southern boundary) and along N. Magnolia (western boundary). The sections of the boundary which run along streets instead of interior lot lines tend to occupy areas of vacant property and extensive modern building development, for example, Maul Avenue (South), N. Magnolia (West), N. Larabee (East), and Fullerton, just west of Sheffield (North).

Along W. Altgeld between N. Wayne and N. Southport (the northwestern most boundary) the pervasive effort to include harmonious streetscapes at the edges of the District collapses.

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There are obvious streetscape and architectural continuities between the Julius Bauer Piano Company Building (building permit, 24 June 1895) and the buildings of the National Milk Company, the Cullman Wheel Company, and the Klawikowski saloon/apartment building. The Cullman and National Milk Company buildings frame the view of the Bauer building looking south along N. Wayne Avenue; they are natural portals to the commercial/industrial section of the District. The Bauer, National Milk, Cullman, and Klawikowski buildings are all taken in at a single view along W. Altgeld. Nevertheless, the boundary in this area is such that the District includes the Bauer building (on the south side of Altgeld) and excludes the National Milk, Cullman, and Klawikowski buildings (on the north side of W. Altgeld).

In Chicago major east-west and north-south streets, generally located every half mile can divide neighborhoods and furnish good boundaries. These heavily travelled streets, many with a 44-foot wide roadway, serve as dividing lines. Southport Avenue, part of the northwest boundary of the Sheffield district, for example, is a major traffic street; with the discontinuity between the Chicago, Milwaukee, and St. Paul Railway office building on the east and modern intrusions and small residential structures on the west, a boundary on the street has a certain logic. On W. Altgeld, with a 32 foot roadway, a street division of the boundary makes less sense. The clear division here is on the interior lot line north of the commercial/industrial buildings touching the W. Altgeld property lines. North of these buildings the structures along N. Wayne and N. Southport are primarily wood-frame residential structures covered with asbestos shingles. These more modest residential buildings are not in harmony with the other residences of the Sheffield District; they contribute no additional significance to the District's architecture. The other north extending finger of the District, running north from Fullerton along N. Sheffield Avenue, preserves the harmonious streetscape between the industrial buildings fronting on W. Montana. The same boundary configuration is historically and geographically justified along W. Altgeld Street.

BUILDINGS'S SIGNIFICANCE IN RELATION TO THE SHEFFIELD DISTRICT

In addition to adding significant and compatible buildings to the Sheffield District this boundary extension introduces supplementary information concerning the District's major commercial and industrial buildings. Of utmost importance is additional and more accurate documentation of the six-story Chicago, Milwaukee and St. Paul Railway General Office building -- the major structure included in the area encompassed by the earlier boundary extension. This structure's importance is its "very early" use of reinforced concrete construction. The Nomination gives the permit date of this building as December, 1904, coinciding with the earliest reinforced concrete buildings documented by Carl Condit and Frank Randall. The architect is listed as "unknown." In fact the building permit (Permit No. N1876) was issued June 2, 1902, two years earlier than other documented reinforced concrete structures in Chicago. The architects were Charles S. Frost and Alfred H. Granger, known for their designs of Chicago's Northwestern Station (now demolished), other major railroad structures, and the St. Luke's Hospital, Chicago, (listed on the National Register). Chicago architect William Schulze designed the first major addition to the building dating from September, 1907. The architects of other significant and contributing structures in this District, not previously identified in the Sheffield Nomination, are given below.

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The Cullman Wheel Company plant, encompassing the remains of the Deering Methodist Episcopal Church has something of an archaeological interest. The east wall of the original one-story Church structure, with its buttresses, limestone capitals, and lancet windows is visible in the N. Wayne Avenue facade and recalls the social and religious history of the neighborhood and its nineteenth-century German immigrant population.

Architecturally the Cullman building literally and figuratively evokes the important borrowing of ecclesiastical elements in factory design. This architectural tradition in America dates to the earliest cupola-topped New England textile mills, built in the early nineteenth-century. In planning their early mill buildings designers drew upon the forms of the New England meeting house and annexed its associations with the sober Protestant work ethic and traditions of established authority. In the early nineteenth century this continuity of architectural form between church and factory eased the transition to the industrial regimen. In Chicago the tradition is perhaps best exemplified by the Gothic details and soaring Cathedral-like massing of Howard Van Dorn Shaw's R.R. Donnelley Plant (listed on the National Register). In the design of the Cullman factory the usually symbolic associations with ecclesiastical architecture took on an obvious and tangible quality. When Herman J. Gaul extended the building 36 feet forward to the W. Altgeld lot line he added buttresses to harmonize with the extant wall of the old Deering Church. He also designed a new Gothic-style, limestone, entrance. This front addition also harmonized with the 1907 two-story section added to the top of the church by Cullman Wheel. The one and three story additions (1918), on the west side of the factory, provide an important degree of contrast between the church influenced forms and more unadorned industrial architecture.

The Cullman Wheel building's compatibility with other structures in the Sheffield Historic District is obvious when its buttressed facade and Gothic details are viewed in relation to several buildings on Fullerton Avenue. This buttress design motif stands in striking harmony with three adjacent printing/engraving buildings located in the District at Fullerton and Racine. Here the one and two story facades are dominated by the rhythm of projecting brick buttresses capped with limestone; the buildings are: Spofford, White & Company, 1219 W. Fullerton, designed in 1916 by Merritt J. Morehouse; Northern Bank Note Company, southwest corner W. Fullerton and N. Racine (2334-58 N. Racine), designed in 1921 by H. Clyde Miller; and John B. Wiggins Company, 1157 W. Fullerton, designed in 1920, 1925, by W. Gibbons Uffendell. The fine streetscape of projecting buttresses established by these three buildings undoubtedly derived considerable local design influence from the slightly earlier Donnelley Press design; however, the Cullman/Deering building dramatically points to the more deeply rooted ecclesiastical source for such designs.

The Cullman factory exemplifies an important incident in the history of Chicago religious institutions. Chicago's tradition of booming growth and expansion frequently unsettled established residential neighborhoods and religious congregations. Chicago's Protestant churches evidenced an unusual pattern of transience. Religious leaders expressed concern over the lack of traditional reverence for consecrated ground and dedicated houses of worship. Churches were often destroyed to make room for stores, factories, or tenements, or, worse yet, converted into boarding houses, dance halls, saloons, or exhibition places for "cheap statuary." In November, 1885, the Episcopal publication, Diocese of Chicago lamented, "The plat of land remains 'holy ground' only as long as it is a convenient

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building site. . . . The sacred of to-day becomes the profane of tomorrow. . . . If a congregation has an advantageous offer for their church edifice they generally sell it without compunction or regret."

When the Deering Church closed and the pastor, Reverend Olin S. Baker, moved to the Humboldt Park M.E. Church, the "adaptive reuse" of the building as an automobile parts factory evidenced just the sort of transition which had caused such concern among sensitive observers of Chicago religious landscape. The Cullman building is thus representative of a pattern of physical development which spurred considerable discussion and debate among religious and civic leaders in nineteenth and early twentieth-century Chicago.

The Sheffield Historic District includes several elegant saloon/apartment house structures built in the 1890s and 1890s. The standard configuration of these buildings is a corner entry to the ground story saloon or commercial space visually marked by a rounded or polygonal bay projecting from the corner of the second and third floor apartments. The corner tower bays, often capped by an independent roof, complement the lively terra cotta and brickwork to give these buildings their picturesque Victorian exuberance. This style is embodied in District buildings No. 14, 1200-1210 W. Webster; No. 37, 2160 N. Halsted; and No. 63, 2000 N. Clifton.

The Klawikowski saloon/apartment building, 2501-2503 N. Southport, one of the buildings included in this boundary extension proposal, is functionally and stylistically related to the District's earlier saloon/apartment buildings. Designed in 1907 by William Gauger the gently flared masonry work which slopes downward from the corner of the building to the recessed corner door of the Klawikowski saloon is an obvious echo and vestige of the District's corner-towered saloon/apartment buildings. In relation to these earlier buildings the Gauger design, with its quiet Romanesque arches dominating the stone-front, captures a major late-nineteenth-century transition in architectural style -- the quieting of Victorian exuberance, the trend toward greater symmetry and repose, and the aesthetic ascendancy of the building's restful mass over picturesque details and visually independent towers, dormers, roofs, and bays. The curved corner stonework, the engaged colonnettes above the first floor, and the two foliated columns under the arch of the south bay are elements which signal the stylistic ingestion of Victorian design elements by the mass of the building. The addition of the Klawikowski saloon thus enriches the charting of stylistic transition within the Sheffield Historic District.

The Eighteenth Amendment to the U.S. Constitution forced Anton Klawikowski to close his decade-old saloon. In a transition which would have cheered the hearts of Prohibition advocates the National Milk Company which had established a dairy plant (now demolished) just north of the Klawikowski building, moved its offices into the space formerly occupied by the saloon. In 1921-1922 the Milk Company built the one story addition at the rear of the Klawikowski building. The brick harmonized with the sides of the older building and helped establish the unified Altgeld streetscape with the adjacent addition to the Cullman Wheel plant.

In 1949 the former Klawikowski saloon and National Milk Company was converted into a funeral home. The Ewald funeral home, still in existence today, was established by a son of Jacob Ewald the undertaker who built and occupied the Ewald Buildings, designed by Worthmann & Steinbach, at 1359-1361 W. Fullerton (1911, 1917). The Klawikowski

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building is thus related historically to the W. Fullerton Ewald's Funeral Home, structures of "special significance," No. 3 and No. 4 in the Sheffield Historic District.

The expansion of the National Milk Company during the Prohibition era filled the site to the west of the Cullman Wheel building. In 1919-1920 the Company built a stable and barn for its fleet of delivery wagons on the land at the northeast corner of W. Altgeld and N. Wayne, just east of the Cullman Wheel Company. Designed by M. Frank Strauch, the barn and stable have a nearly triangular plan necessitated by the shape of the rear property line which curves to accommodate the side track extended from the Chicago, Milwaukee and St. Paul Railway line to the railroad's general office and records warehouse on N. Southport Avenue. A large north side dairy, the National Milk Company was important neighborhood institution. It had rather obvious historic associations with yet another "special significance" building in the Sheffield District; building No. 8 located at the northwest corner of Racine and Sheffield, 2400-2412 N. Racine, is a four story brick building designed in 1917 by the architects Frank E. Davidson and John W. Weiss for the Standard Cap and Seal Company. Standard Cap was a major producer of milk bottle caps and dairy supplies. Although a number of windows have been bricked up on the National Milk Company buildings, their commercial/industrial character harmonize with the similar buildings located along W. Altgeld and W. Fullerton in the District.

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For permit information on Chicago, Milwaukee, and St. Paul Railway building see Chicago Tribune, 3 June 1902, p. 9.

"Chicago Building Permits," American Contractor 23(7 June 1902): 36; "Building Permits," Economist 38(28 September 1907): 521.

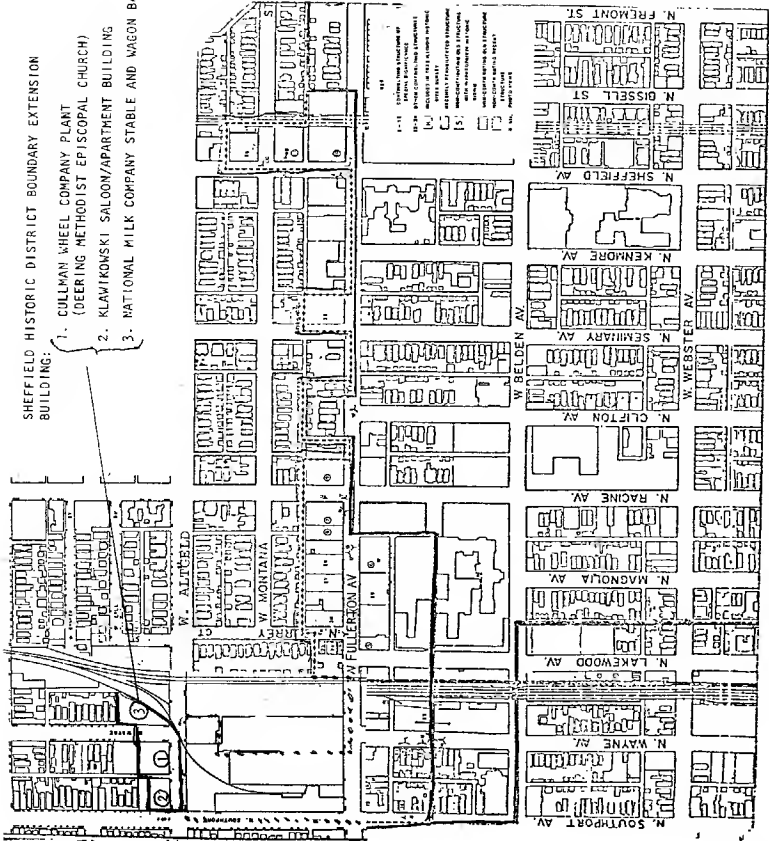
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This boundary extension includes three buildings which touch the property line on the north side of W. Altgeld Street at N. Southport and N. Wayne avenues; the buildings are located at the n.e. corner W. Altgeld and N. Southport; at the n.w. corner W. Altgeld and N. Wayne (excluding the 1950s garage addition north of the three story section of the building); at the n.w. corner W. Altgeld and N. Wayne. These buildings cover the following parcels of land: County Clerks Div. of Outlot 43 of Sheffield's Addition to Chicago of Sec. 29-40-14 Incl lots: 10-12 of Stagg's Sub. of the W. 132 ft of the S. 4 of lot 13 of County Clerk's Div.; lots 19-23 of Sub. of the E. 207.16 ft W. of the W. Line of Ward St. of lot 13 of County Clerk's Div.; and lots 22-25 of Sub. of that part lying W. of the R.R. & E. of Ward St. of lot 13 of County Clerk's Div.

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SHEFFIELD HISTORIC DISTRICT BOUNDARY EXTENSION BUILDING:

1. CULLMAN WHEEL COMPANY PLANT (DEERING METHODIST EPISCOPAL CHURCH)
2. KLAVIKONSKI SALOON/APARTMENT BUILDING
3. NATIONAL MILK COMPANY STABLE AND WAGON BARN



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The evaluated significance of this property within the state is local.

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy

State Historic Preservation Officer

William G. Sarna
(signature)

Title

12/30/84
(date)



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

JUN 28 1985

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning June 16, 1985 and ending June 22, 1985. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

CALIFORNIA, Alameda County, Sunol, Elliston, 463 and 341 Kilkare Rd. (06/19/85)

CALIFORNIA, Orange County, Anaheim, Kroeger-Melrose District, Roughly bounded by Lincoln Ave., S. Kroeger, W. Broadway and S. Philadelphia (06/19/85)

COLORADO, Larimer County, Estes Park, Stanley Hotel District (Boundary Increase), 333 Wonder View Ave. (06/20/85)

COLORADO, Las Animas County, Ludlow, Ludlow Tent Colony Site, Del Agua Canyon Rd. (06/19/85)

COLORADO, Pueblo County, Pueblo, Edison School, 900 West Mesa (06/19/85)

COLORADO, Pueblo County, Pueblo, Frazier, R. T., House, 2121 N. Elizabeth St. (06/19/85)

CONNECTICUT, Litchfield County, Hartwinton, Skinner, Jason, House, Off South Rd. (06/19/85)

FLORIDA, Alachua County, Gainesville, Boulware Spring Waterworks, 3400 SE 15th St. (06/20/85)

ILLINOIS, Cook County, Chicago, Foley, Jennie, Building, 626--628 S. Racine Ave. (06/19/85)

ILLINOIS, Cook County, Chicago, Sheffield Historic District (Boundary Increase II), Roughly bounded by W. Altgeld and W. Montana Sts., N. Lakewood and N. Southport Aves. (06/19/85)

KENTUCKY, Garrard County, Bryantsville vicinity, Spring Garden-John Leavell (Garrard County MRA), Ballard Lane-Tanyard Branch (06/17/85)

KENTUCKY, Garrard County, Bryantsville, Bryantsville Post Office and Store (Garrard County MRA), Off US 27 (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Barlow House (Garrard County MRA), Danville Rd. (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Blakeman, Calvin, House (Garrard County MRA), Polly's Bend Rd. (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Bonta-Owsley House (Garrard County MRA), Jct. of Boone's Creek and KY 52 (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Bryantsville Methodist Church (Garrard County MRA), US 27 (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Dalton House (Garrard County MRA), KY 39 (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Dunn-Watkins House (Garrard County MRA), Danville Rd. (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Gulley Farm (Garrard County MRA), US 27 (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Hamilton, Roscoe, House (Garrard County MRA), Bucna Vista Rd. (06/17/85)

KENTUCKY, Garrard County, Lancaster vicinity, Lane Farm (Garrard County MRA), Polly's Bend Rd. (06/17/85)

3rd extension

1986-11-07

7/1/86

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6. REPRESENTATION IN EXISTING SURVEYS

Illinois Historic Structures Survey

X State

October 1974

Illinois Historic Preservation Agency, Old State Capitol

Springfield, Illinois

Boundary extension buildings in survey:

- 619 W. Armitage Avenue
- 1825 N. Bissell Street
- 1875 N. Burling Street
- 1816 N. Halsted Street
- 1865-67 N. Halsted Street
- 1900 N. Howe Street
- 1951 N. Orchard Street

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Description and Boundary Justification for Three Extensions to the Sheffield
Historic District in Chicago, Illinois

① The extension to N. Lakewood Avenue to the west of the present district contains 22 buildings and incorporates a half block of W. Webster Avenue and approximately one block of the east side of N. Lakewood Avenue facing the Chicago, Milwaukee, St. Paul and Pacific Railroad track area. The wide track area, separated from N. Lakewood Avenue by a block-long chainlink fence between W. Webster and W. Dickens, acts as a visual boundary for the western edge of the extension. The northern boundary at 2217 N. Lakewood was determined by the presence of modern construction and incompatible recently rehabilitated buildings. This extension's southern boundary excludes two vacant lots on W. Dickens. Incompatible industrial buildings south of W. Dickens justifies the present boundary of the district at that street.

The extension is a continuation of the residential area to the east in terms of the spatial characteristics of the streetscape and the variety of architectural styles and types. The Sheffield Historic District encompasses an urban residential neighborhood with narrow lots and residences built close to each other and the street. The residences on the half block of W. Webster literally stand within inches of each other and they appear to be very similar in scale and materials to their eastern neighbors within the district. (Photo #1) The extension buildings also date from the same time period, 1875-1910, and thus are a mixture of 2-3 story stone-faced and brick apartments, and frame and brick "Chicago cottages" of 2-2½ stories. (Photo #2) The buildings on N. Lakewood are not as uniform in setback as their immediate neighbors. Two of the residences are at the rear of the narrow lots. However, this variation in setback is characteristic of the district as a whole, as some lots were intensively developed and had two houses built on them. It may be that the houses on the street were never built or were demolished. The buildings along tree-lined N. Lakewood are constructed of masonry and wood, with single-family homes, flats and a moderate-sized apartment building represented. 2217 N. Lakewood is an example of the Chicago cottage type with decorative brick window and door hoods reminiscent of more elaborate Second Empire designs. A simplified Italianate cornice ornaments the end gable. (Photo #3) 2147 N. Lakewood, built in 1890, is a 3-story flat front apartment building with an elaborate metal cornice and contrasting stone lintels and sills. The simple polychromy of brick and stone add dignity to this modest multi-family dwelling. (Photo #4)

The buildings on N. Lakewood also evidence 20th century renovation techniques. Of the 14 structures on the street, six are covered with synthetic siding, either asphalt or aluminum. However, all other facade features, including window and door moldings and cornice have been retained and the original siding is beneath the new siding. Although the original

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character of the buildings have been altered, it is not a permanent alteration. Removal of the outer siding would result in an immediate return to the original appearance of the building.

An additional single building, 1976 N. Racine, at the intersection of W. Armitage and N. Racine exhibits the typical characteristics of present Sheffield Historic District multi-family residences. (Photo #5) Although simple in composition and ornament, this three-story brick apartment is a surviving residence in a predominantly commercial/industrial section of the district. It serves as a reminder of an earlier era before the western portion of Sheffield near N. Clybourn was encroached upon by industry and commercial buildings.

(II) To the southwest and south of the present historic district, an extension containing 175 buildings incorporates an area roughly bounded by N. Maud Avenue on the west, N. Clybourn Avenue and W. Willow Street on the southwest and south and N. Fremont Street on the east. The area includes streets contiguous to and extending from the present district, encompassing entire streetscapes where appropriate, rather than portions of streets. Present district boundaries are drawn as straight lines without proper regard for important historical and architectural associations between buildings and streets, in and out of the district. Extension boundaries are drawn on the basis of building stock integrity and they encompass the historical resources of the early, post-1865 Sheffield neighborhood.

The boundaries are physically justified based on the following judgments:

1. The industrial buildings along N. Clybourn are not associated with the predominantly residential character of the Sheffield neighborhood. Therefore, the western boundary of the extension excludes all large-scale industrial buildings and runs along the rear property lines of N. Maud lots until 1827 N. Clybourn. The extension then includes a row of single-family homes and a lowlying apartment building on N. Clybourn. With the growth of industry eastward from the Chicago River area during the early decades of the 20th century, massive warehouses and factories took the place of the smaller residences along N. Clybourn. It is likely these buildings are a remnant of N. Clybourn's original residential development of the 19th century.

Although demolition has created vacant pockets on N. Maud and N. Poe Street, the remaining buildings are important representatives of the early single-family Chicago cottages of the Sheffield neighborhood. (Photos 9 and 10)

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2. Much of the south side of W. Willow to N. Fremont and portions of its north side have been demolished and/or redeveloped, and therefore the boundary follows the center of W. Willow or the back lot lines of properties facing south on W. Willow.

3. Originally the southern area of the Sheffield neighborhood below Wisconsin Street extended across N. Dayton Street. However due to the near-complete redevelopment of the 1800 block N. Dayton in the 1970s it must be excluded from the district extension. Therefore, the eastern boundary of the extension runs along the rear lot lines on the east side of N. Fremont.

The north-south streetscapes are composed of solidly developed building lots with close spacing between the residences. A few of the lots have two houses built on them, one behind the other. Most have rear yards and outbuildings facing back alleys. A majority of the buildings have an elevated front door entrance, some as low as a few steps, others as high as the second floor on the older "Chicago cottages." Although most stairs and stair railings are modern designs, several old iron stair railings with a grapevine design appear in the area.

The architectural character of the area encompassed by this extension is different from the present district north of W. Wisconsin. A greater concentration of early frame and brick "Chicago cottages" are in this southern extension. This area was just north of the 1871 fire area, and development was rapid during the 1870s and 1880s. Fire code restrictions against frame construction were not passed until 1875, and it is very likely that a number of Chicago's earliest post-fire residences are in the extension. This architectural distinction, however, does not make the area incompatible with the present district. Rather it can tell us something of the early development of the Sheffield neighborhood and its building types.

The residential building types in the extension are representative of Chicago's middle and working class housing during this period directly following the fire to 1920. The earliest types are small rectangular one-story frame or brick houses built on an above ground brick basement. Larger 2-story frame or brick cottages with an entrance slightly above street level are more common. 1832 Bissell is an example of this simple gable-fronted wooden building type (Photo #21). This building has been re-sided with asphalt siding; nevertheless, the original Italianate door and window frames and bracketed roof cornice are not obscured. The siding would only need to be removed to return to the original character of the building. 1838 Bissell, a 1½ story Chicago cottage at street level, is an interesting example with its ornate, larger-scaled Second

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Empire-inspired moldings, polygonal bay and porch roof. (Photo #20) Again, the modern synthetic siding does not cover the stylistic features of the building. 1901 N. Maud Avenue, built in 1883 affords us a view of the distinctive massing of these early Chicago cottages. The narrow building literally fills the entire lot, with its only ornamentation on the front facade. It exhibits a simplification of the more ornate French detailing in the door and window incised heads. The classical cornice remains standard on these early cottages. Larger apartment buildings from the 1880s and 1890s are common in the present Sheffield district, and they are represented in the southern extension. 1825 and 1829 N. Bissell were constructed in 1886 and 1893, respectively. (Photo #22) The 1886 building is slightly setback from the street and the common entrance is above an English basement. The stone horizontal coursing above the windows on each floor succeeds in de-emphasizing height of the narrow, 3-story building. Rounded openings on the first floor and the polychromatic effect of the brick and stone suggest the Romanesque Revival style. The 1890s apartment building also has an interesting interplay of texture, color and line. However, this building does not have the luxury of a common entrance area. Rather the building stands at the sidewalk edge and has two entrances for the interior apartments. Again, the variation in window shapes, window heads, and stone coursing create an interesting facade design. This building more than likely makes use of "ready-made" components, such as the metal cornice, a standard practice by both developers and owners.

Commercial service buildings for the residential area also contribute to the historic character of the district. Small commercial structures, such as 1817 N. Sheffield are represented in the extension. Built in 1887, this building has retained all its original fenestration and ornament. (Photo #18) Although simple in composition, it is an excellent example of the effective use of ornamental detailing that could be ordered from a catalog, i.e., the cast iron storefront supports and metal cornice. The red, finished brick of the facade is also a common feature of narrow fronted buildings in the district and the extension. Common brick side and rear walls with functional window openings and spacing are typical of the neighborhood.

This extension also includes an important educational institution of the historic Sheffield neighborhood, the James A. Mulligan School built in 1898 by the noted architectural firm of Flanders and Zimmermann. (Photo #15) The school is a large, rectangular red brick structure of 4 stories. The classically arranged tripartite street facade with slightly projecting end pavilions has an imposing and dignified effect. The contrasting stone window and door detailing is reminiscent of many homes in the area.

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(III) The extension east and south of the district includes the north-south streets, N. Halsted Street, N. Burling Street, N. Orchard Street and N. Howe Street roughly between W. Armitage Avenue on the north and W. Willow Street on the south. Two buildings contiguous to the present district boundary on N. Dayton Street are also included, for a total of 295 buildings. But for the redevelopment of the majority of N. Dayton, this extension would be an eastern continuation of the previously discussed extension area.

Boundaries for this extension were determined on the basis of the integrity of the historic building stock and the exclusion of buildings or groups of buildings constructed after the period of significance. The building character of this extension is very similar to the previous two extensions, with the exception of the more commercial streets, N. Halsted and W. Armitage. The present district incorporates several blocks of these mixed use streets, and the inclusion of additional buildings to the east and south is not out of keeping with the character of the original district. Due to the construction of a large modern school directly east of the 2000 block of N. Burling, only the south side of W. Armitage between N. Burling and N. Howe is included in the extension. The southern half of W. Armitage has retained a high percentage of its older buildings, both commercial and residential. The neighborhood Waller High School (1901), now the Lincoln Park High School, stands directly east of the new school and it has been excluded. The loss of much of the north half of W. Armitage's historic buildings from as far west as N. Halsted justifies exclusion of the school. N. Larrabee Street to the east has undergone recent redevelopment resulting in the near-total loss of its historic buildings. The historic character of the Sheffield neighborhood thus terminates at the rear alley line of N. Howe, west of N. Larrabee.

On the southern boundary of the extension, W. Willow retains its historic residential character on its north side until N. Orchard; unlike the south side of the street which has been, or is being, redeveloped to N. Orchard. The Walter Newberry School at N. Orchard, built after the period of significance, has been excluded. In addition, new buildings or incompatibly rehabilitated older structures on the north side of W. Willow to N. Halsted are not eligible. Therefore, due to the lack of historic integrity on the north side of W. Willow the residential development to the south is not visually linked to the historic neighborhood. Insufficient integrity of the intervening space along W. Willow disqualified this contemporaneous housing area.

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Additional buildings on N. Halsted have been included in the extension for the following reason: the present district boundary was drawn at the level of W. Wisconsin and arbitrarily continued to the east to N. Halsted where it bears no relationship to the presence of historic buildings. The extension has included those buildings of the same style, materials and scale as those within the present district on this major commercial street. Finally, two masonry buildings on N. Dayton directly south of the W. Wisconsin line have been included in this extension to correct the arbitrary W. Wisconsin streetscape boundary. The original district pulled in only the first building south of W. Wisconsin to "protect the streetscape". This boundary decision did not take into account two neighboring buildings of similar scale, materials, style and character as the corner building within the original district.

The residential character of the southeast extension is dominated by small single family homes and duplexes, however, multi-family masonry apartment buildings and commercial storefront buildings appear on W. Armitage and N. Halsted. Some larger flat front or bay front homes and apartments are clustered in the northern areas of N. Howe, Orchard, and Burling. These three north-south streets are twice as long as the typical Sheffield block, extending from the 1800 block to 2000. The area appears slightly more congested on the map because N. Halsted, N. Burling, and N. Orchard do not have rear alleys. Access to all buildings is from the street, except for two short alleys off Armitage at the northern end of two blocks. The streets are tree-lined and many of the residences are separated from the public sidewalk by a small fenced-in entry yard, or by a flight of stairs to an elevated floor entrance. Although setbacks are not uniform, the buildings have a consistency of massing, roofline and materials. The majority of the houses were built during the late 1870s, 1880s and 1890s and this time period represents Chicago's post-fire rapid residential development.

Building types in this extension are nearly identical with the previously discussed areas, with the exception of larger apartments and storefront buildings. 1845 N. Orchard is a substantial 2½-story brick residence and it has retained its original three bay fenestration. (Photo #36) The simple roof cornice may be a later replacement of the original Italianate one. The incised stone window hoods are a standard design and may be seen elsewhere in the Sheffield area with minor variations. The double entry may signal that this was built as a two or three apartment building. This building is a good example of the smaller residences built during the 1880s and early 1890s, after the ban on frame construction. 1920 and 1922 N. Howe are examples of the developer-built apartment of the late 1880s and 90s. (Photo #37) Constructed for multi-family use, they have a minimum of exterior ornamentation, chiefly the contrasting

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stonework and metal cornice. The three-story, flatroofed buildings nearly run the full length of the lot, and they are slightly set back from the sidewalk. The banding effect of the stonework on both buildings is typical of taller buildings in the area of the same time period. 1920 N. Howe was built in 1888 and although no building date has been determined for 1922 N. Howe it appears to be of the same time period. The metal cornice cresting of 1920 N. Howe shows a high degree of exterior integrity.

Street views can best demonstrate the variety of building types in the extension. Photo #34 of the east side of N. Orchard Street is fairly typical of the extension's streetescapes as it includes an ornate Queen Anne duplex with a decorative pent roof porch and exotic parapet, a re-sided 2^{1/2}-story cottage augmented by a polygonal bay, a modern masonry apartment building, a three-story bay front apartment of 1892, and a distinctive masonry cottage ornamented with a slightly projecting square bay. The Queen Anne residence clearly shows the different treatment of front and side facades. Architectural style is reserved for the front, and function and economy for the sides. A mixture of gothic, classical, and Saracenic motifs and ornamentation are used on the small building facade. Note the tooth-edged brickwork on the bay spandrel. The intrusive modern apartment is not a common building type, however, they are scattered throughout the extension. Their scale and materials are usually compatible with the surrounding buildings.

Lastly, the A. Olimert Building of 1886 on W. Armitage exhibits the then-fashionable mix of Romanesque Revival, French Rationalist, and Queen Anne ornamentation and structural articulation. (Photo #27) The embossed metal storefront lintel and patterned piers clearly show the support system of the original glass front. Advanced and recessed masonry surfaces serve to create a symmetrical facade with a central projecting pavillion. Terra cotta, stone, finish brick, and metal enliven the polychromy and texture of the facade.

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Statement of Integrity

In general, the integrity of the extension is fair to good. This assessment is based upon an examination of building exteriors only. 40.4% of the total number of buildings contribute to the historic district and an additional 31.8% are technically non-contributing, due to re-siding with synthetic siding. In terms of conveying the wall surface patterning of the original buildings, they are not eligible to be contributing buildings. However, these buildings do retain their original scale and massing, fenestration, roofline, and ornamentation. For the most part, the early frame cottages comprise this category. Their age and continued use by several generations of owners and tenants who could not afford to restore them, account for their present condition. 23.3% of the buildings are non-contributing; in most cases due to their incompatibility with the historic character of the neighborhood. 4.5% are intrusions, renovation rather than a late construction date. The majority being apartment buildings unsympathetically designed in terms of the historic character of the neighborhood.

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Contributing and Non-Contributing Buildings in the Three Extensions

	<u>Contributing</u>	<u>Non-Contributing (synthetic siding)</u>	<u>Non-Contributing</u>	<u>Intrusion</u>	<u>Total</u>
West Ext.	12	6	4	0	22
Southwest and South Extension	73	53	44	5	175
Southeast and South Extension	114	98	67	17	295
All Extensions	<u>199</u>	<u>157</u>	<u>115</u>	<u>22</u>	<u>493</u>

DefinitionsContributing

Buildings that contribute to the historic architectural qualities and historic associations of the district because they were constructed during the period of significance and retain historic integrity reflecting their character at that time.

Non-contributing with synthetic siding

Buildings that have retained their massing, stylistic ornament and moldings from the period of significance, but due to the addition of synthetic siding, in many cases over the original siding, do not possess sufficient integrity. The removal of the outer siding would result in the return of historic integrity reflecting the character of the period of significance.

Non-contributing

Buildings which were not present during the period of significance or those that have sustained exterior alterations or additions resulting in a loss of historic integrity. These buildings are similar in scale, materials, and use to contributing buildings.

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Intrusion

Buildings constructed after the period of significance with incompatible exterior design or scale.

List of Buildings

The following is a list of building addresses by street in the three extensions. Building permit dates are given in the parentheses following the address.

W. ARMITAGE AVENUE

615 (1902)	641	707-09
619 (1894)	645	715 (1901)
621 (1901)	651-53 (1891)	717
623	657-59 (1886)	719-21
625	701-05	741-43 (1922)
635-39 (1906)		

N. BISSELL STREET

1800	1829 (1893)	1855 (188C)
1815 (1880/90)	1830-1833	1857 & 1858
1816	1834 (1893)	1861 (1879)
1817 (1879/92)	1835-42	1862
1818 & 1819	1843 (1879)	1863 (1889/1916)
1820 (1892)	1844-1846	1864
1821	1849 (1879)	1865
1822 (1892)	1850 & 51	1866
1823	1852 (1820)	1867 (1892)
1825 (1886/94)	1853 (1885)	1868 & 1870
1828	1854	1873 (1890)

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N. BURLING STREET

1800	1879	1933
1810 (1880)	1900 (1912)	1935 (1904)
1814 (1887)	1902	1937 (1894)
1816-22	1904 (1902)	1941 (1889/94)
1824 (1894)	1905	1942-44
1828 & 32	1906 (1890/1912)	1948 (1897)
1834 (1886)	1909	1949 (1897)
1838 & 39	1910 (1880)	1950 (1889)
1840 (1892)	1912 & 13	1951-53
1841-57	1914 (1889/01)	1955 (1879/80)
1858 (1880)	1915	1956 & 58
1859-62	1916 (1883)	1959 (1880)
1864 (1877)	1919	1960
1866 (1879)	1920 (1880)	1961 (pre-1879)
1867-69	1922	1963
1870 (1892)	1923 (1887)	1964 (1883)
1871 (1883/88)	1924 (1879/80/94)	1965 & 68
1874	1927 (1892)	1969 (1881)
1875 (1892)	1929 (1892)	1972 & 73
1876 (1895)		

N. CLYBOURN AVENUE

801-809	821
813	823
815	825
817	827

N. DAYTON AVENUE1871
1873N. FREMONT AVENUE

1811 (1878/98)	1835-39	1855 (1886)
1814-16	1840 (1889)	1856 (1886)
1817 (1896)	1842 (1892)	1857
1818 (1886)	1843 & 44	1860 (1889)
1819	1845 (1883)	1861-63
1820 (1901)	1846	1866 (1893/94/96)
1821-25	1847 (1888/90)	1867 (1905)
1827 (1891)	1850 (1887)	1868 (1879/80)
1828 (1887/1907)	1851 & 52	1870
1829-31	1853 (1894)	1871 (1890/05)
1832 (1887)	1854 (1877)	1873 (1883/88)
1834 (1888)		

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N. HALSTED STREET

1811		1831-37	(1890)	1852	
1815		1836	(1897)	1854	(1909)
1817		1838	(1929)	1855-57	(1920/24)
1819		1839	(1884/90)	1865-67	
1821		1841		1866	(1890)
1823		1845	(1888/98)	1868	(1890)
1825	(1892)	1846	(1881)	1870	(1886/90)
1829	(1880)	1847-49	(1904)		

N. HOWE STREET

1800		1855-58		1922	
1810	(1888)	1859	(1888)	1923	(1894)
1811		1860	(1881)	1925	(1879)
1814 & 15		1863	(1880/83)	1927-33	
1818	(1889)	1865	(1881)	1934	(1907)
1820-32		1866	(1881/87)	1937	(1879)
1833	(1881)	1867	(1880)	1938-50	
1834	(1891)	1870	(1928)	1951	(1910)
1835		1871-74		1952	(1886/07)
1838	(1891)	1875	(1931)	1953	(1882)
1839 & 41		1877-1903		1956	
1842	(1907)	1905	(1901)	1957	(1879)
1844	(1910)	1908		1959	(1871)
1845-47		1911	(1892)	1960	
1848	(1912)	1912	(1883)	1962-64	(1906)
1851-53		1915-19		1963	(1892)
1854	(1888)	1920	(1888)	1973	

N. KENMORE AVENUE

1919

N. LAKEWOOD AVENUE

2107-2111		2125-37	
2113	(1878)	2147	(1890)
2117 & 19		2215	
2121	(1886)	2217	(1899)

N. MAUD AVENUE

1828		1857	(1891)	1880-85	
1832 & 34		1859-62		1886	(1895)
1836	(1892)	1865	(1894)	1889	(1889/93)
1843	(1875)/93	1866-76		1900	(1883/88)
1845-54		1877(1891 raised 1928)		1901	(1909)

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N. ORCHARD AVENUE

1801		1853		1929	(1892)
1813	(1914)	1856-59		1930	(1886/06/07)
1815-19	(1917)	1860	(1883)	1932	(1915)
1823		1861	(1878)	1933-35	
1825		1864-74		1938	(1876)
1829		1875	(1894)	1939	(1887)
1833		1878-1901		1940	(1894)
1835		1902	(1908)	1941	(1892)
1837		1903-1914		1942-50	
1839		1915	(1883/86/90/95)		
1840	(1910)	1917	(1901)	1951	(1894)
1841	(1895)	1919	(1893)	1952	(1879/93)
1844 & 45		1920	(1881)	1953-58	
1846	(1897)	1922	(1888)	1960	(1886)
1847 & 48		1923 & 24		1961	
1849		1925	(1897)	1962	(1891)
1850	(1880)	1927	(1913)	1964	(1887/94)
				1972	(1890)

N. POE STREET

1864-1891

N. RACINE AVENUE

1976

N. SHEFFIELD STREET

1800	(1911)	1829	(1909)	1855	(1898)
1801-14		1833	(1893/95/98)	1856-64	
1817	(1887)	1837	(1926)	1866	(1892)
1818	(1890)	1841	(1902)	1867	(1886)
1820		1843-46		1871	(1887/90)
1821	(1891)	1850	(1875)	1873	(1887/90/94)
1822-30		1852			

W. WEBSTER STREET

1248		1253	(1883)
1250	(1906)	1255	(1883)
1251		1256	(1894)
1252	(1894)	1258	

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W. WILLOW STREET

612-616		658		948	
618	(1891)	914	(1879)	950	(1891)
622		916	(1889)	952	
624	(1928)	920		954	
634-48		922	(1884/08)	956	
650		924	(1889)	958	(1893)
656		934	(1879/86)		

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The boundary extensions to the Sheffield Historic District to the west, southwest, and southeast are justified because the three areas contribute to the historic residential character of the Sheffield neighborhood. The extensions introduce supplementary information concerning the early urban development of the historic neighborhood, a topic determined to be an area of significance in the original district nomination.¹ In a limited number of cases, the new boundaries will also correct arbitrarily-drawn boundaries in the original district, i.e., W. Webster Street, N. Sheffield Street, N. Dayton Avenue, and N. Halsted Street.

Furthermore, the new boundaries are justified by the period of significance explained in this extension nomination. The original district nomination did not specifically designate a period of significance. This oversight was not due to a conscious decision by the author, but rather to the level of documentation than acceptable for a National Register district form. In recent years, the tax incentives have necessitated a higher level of documentation, including the designation of contributing and non-contributing buildings based in part on a specific period of significance.

Period of Significance -ca.1865-1920

Since at least the 1830s the land in the Sheffield area, inclusive of the three new extensions, had been used for farming by the predominantly German population. Annexed to the City of Chicago in 1853, increased immigration and settlement in the late 1860s caused the gradual subdivision of the farmland into city blocks and building lots. Industrial growth along the North Branch of the Chicago River attracted skilled workers to the outlying area, and residents built their homes to the east, away from the workplace. The population would continue to be primarily German until the end of the 19th century.

The 1871 fire was a major factor in the development of the Sheffield area which was just outside the fire district. Whereas frame construction was banned in the fire area by 1872, the adjacent areas in Sheffield were not subject to the same ban until 1875. Rapid development of the area was accelerated by this unrestricted use of less expensive building materials. Many of the simple one and two story frame dwellings in the southern extensions date from this period of intense growth. Later, after 1875, the "Chicago cottages" would be constructed of brick and several standing buildings in the extensions have been dated to the late 1870s and early 1880s.

¹Dainea, Sara Anne Ewing, "The Historic Sheffield Neighborhood: Its Early Physical and Social Development," unpublished manuscript, May 1985.

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The streets south of the present district have retained the character of the Sheffield area during this earliest period of urbanization. Although the early buildings do not have the high style characteristics of the predominant masonry structures in the present Sheffield Historic District, they are the precursors of these more substantial and stylistically sophisticated structures. The Sheffield neighborhood was developed over time and the early frame buildings can be found in both the present district and the extensions, just as later multi-family masonry residences are in both. The major difference is the higher survival rate of the smaller, early buildings in the extensions.

Intense development activity continued throughout the 1880s and 1890s in the Sheffield area, including the extension areas. Masonry buildings included simple 2-2½ story cottage, flat and bay front apartment buildings, row houses mixed residential/commercial storefront buildings along the service streets, and institutional buildings, such as schools, churches and hospitals. The original district nomination states that, "By about 1905, 60% - 70% of the structures standing today in Sheffield were built and the community had become fully mature." This percentage figure is significantly affected by the large redeveloped DePaul University area. It is estimated that between 80% - 90% of the standing buildings in the extensions were built before 1905; and, but for the University area, the present historic district area was as fully developed by that date.

The predominantly residential neighborhood continued to be economically stable into the 1910s. However, by about 1920 the effect of improved transportation to the booming suburbs was felt in the Sheffield area. "Older residents moved away. Properties began to be neglected as newer less affluent residents moved in."² Many residential buildings designed for one or two families were converted to multi-flat dwellings or rooming houses. Industrial buildings, much larger in scale than the surrounding homes, began to be built in the western sections of the neighborhood during this period. During the next forty years, the neighborhood continued to decline and its original residential character lost to industrial redevelopment, demolition, unsympathetic renovation, and neglect.

In conclusion, the period of significance for the Sheffield Historic District boundary extension is from the earliest urban development of the area in the late 1860's, after its annexation, to about 1920, with the increase in residential conversion and decline in building maintenance.

²
"Sheffield Historic District", National Register of Historic Places nomination form, Paul E. Sprague, preparer, May 19751, Section 8, p. 2.

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The significance of the building stock in the Sheffield Historic District extensions is their contribution to understanding the physical development of the Sheffield neighborhood. Very little in-depth architectural research and analysis has been conducted on representative residential building types in Chicago from as early as the fire to 1920. Limited information is available in the form of current survey records, and descriptions of historically or architecturally significant residences. The buildings in the Sheffield area are not, for the most part, architecturally significant as individual buildings, rather they are a significant collection with associations to the development of the neighborhood. The following is a selection of contributing buildings in the three extensions, chosen as good examples of the architectural development of the district as a whole.

1860 N. Sheffield is an excellent example of an early frame house with a raised ground floor masonry "basement", typical of the simple structures built immediately after the 1871 fire. (Photo #13) The house is three bays wide and nearly fills the width of the narrow city lot. It stands farther back from the sidewalk than its neighbors, to allow for the second floor entrance via a wooden stair (at present a newly-built ready made lumber design). Common brick was used to construct the ground floor, and the arched door and window openings and base, corner, and cornice boards finish off the plain clapboarded walls. No frills, but it is apparently sturdy enough to survive more than one hundred years. It would appear that a past owner had attached to the top of the older molding a continuous frame linking the three openings. Its removal returns the cottage to its original functional appearance. The purpose of the above-grade basement was to provide additional space for storage without the expense or effort of excavating a below ground basement.

More sophisticated aesthetic consideration resulted in the interesting two-story cottage at 1820 N. Sheffield. (Photo #16) The simulated rusticated stone wooden siding may be unique in Chicago's early frame cottage. Earlier examples of this exterior wall finish are found in late 18th century and early 19th century house designs, and simulated stone quoins are a more common feature of this time period. However, the skill required for the wooden rustication of the 1870s cottage is exceptional, and it could be easily argued that the cottage is a significant example of Chicago craftsmanship. It is also noteworthy that the rustication also appears on the side walls. Although the construction date is unknown, perhaps the owner was trying to fool the authorities into thinking the home was constructed of stone to pass any existing bans against wooden construction. The arched window and door lintels and moldings are well designed, and the panelled Italianate cornice coordinates well with the siding.

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A true stone-faced residence at 1964 N. Burling was built in 1883, and it exhibits good stone and metal detailing of French inspiration on its front facade. (Photo #33) The blending of medieval window and door hoods and dog-tooth decoration with the classicism of the bay piers and fluting create a very fashionable 1880s residential design. Note the roofline cresting is still intact above the heavy-handed bracketed metal cornice. The Sheffield neighborhood's desirable addresses could also be found in the new extensions to the historic district.

A good example of a larger apartment design of the same time period is 1865-67 N. Halsted, a remnant of the early multi-family residences along the major north-south commercial route. (Photo #30) The size of the building is more pronounced today because there are not buildings close by, as there would have been originally. The rowhouse-like facade design is a careful arrangement of horizontal and vertical features and the shallow end bays effectively partition the wide facade into smaller, human-scaled sections. The ornament was more than likely ordered by the developer as ready-made stock pieces, however, this does not diminish the good quality of the overall design.

A more telling example of the use of standard building parts and designs is 1937 N. Burling. (Photo #32) The facade of this three-story Queen Anne/Romanesque Revival residence of 1894 is an exact duplicate of another building several blocks to the west at 2017 N. Magnolia, which is in the present Sheffield Historic District. Although the facade was not an individual design, the Burling Street building is indicative of a certain stylistic sophistication in the speculative housing in the Sheffield neighborhood. Again, the stylistic treatment is only on the front facade of the building. Although large expanses of common brick on side facades are common throughout the historic district. The repeating rhythm of rounded openings and gable bas-relief with rectangular piers and brick detailing are evidence of a well-conceived design.

The present Sheffield Historic District has several corner apartment buildings with ground floor commercial space and projecting corner bays. The extensions have two such buildings at 1889 N. Maud and 958 W. Willow, built in 1889 and 1893, respectively. (Photo #7 and #17) Although both storefronts have been altered, the two buildings still exhibit the distinctive corner entrance with cast-iron pier support, eye-catching rounded corner bay and a side entrance for the residential space above. Each is a variation on the Queen Anne style; the earlier building is faced with rock face worked stone and topped by a classical cornice and pediment parapets, and the second is a more polychromatic design with ornament and patterning its best features. The exterior integrity of each building is very good, particularly the decorative cornice and roofline details.

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The final example of the extension's contributing buildings is 651-53 W. Armitage, a three-story masonry commercial/residential design of 1891. (Photo #26) Taking its cue from high-rise commercial buildings in the Loop, the symmetrical end bay design provided more light for the residential floors and variety and rhythm to the facade.

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6. Sprague, Paul, "Lincoln Park - A Notebook of Architectural Types," Nineteenth Century Society, September, 1975, p. 15-19.

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It is hereby proposed that the boundary of the Sheffield Historic District in Chicago, Illinois be revised and extended to include the areas described as follows:

- I. a. Proceeding west from the present district boundary at the rear north property line of 2217 N. Lakewood to a point at the center of N. Lakewood Street, turn south to a point west of the south property line of 2107 N. Lakewood, turn east to the rear south property line of said property, turn south to the center of W. Dickens Street, and turn west to the present district boundary at the center of W. Dickens.
- b. 1976 N. Racine Avenue

Proceeding south from the present district boundary at the southwest property corner of 2000-2030 N. Racine to the southwest property corner of 1976 N. Racine Avenue, turn east to the present district boundary at the center of N. Racine.

- II. Proceeding southwest from the present district boundary at the center of N. Maud Avenue to a point northwest of the north property corner of 1900 N. Maud Avenue, turn southwest to the rear property line of said property, turn southeast along the rear property line to a point northeast of the north property line of 827 N. Clybourn Avenue, turn southwest to the center of N. Clybourn, turn southeast to the center of W. Willow Street, turn east to a point south of the east property line of 914 W. Willow, turn north to the rear property line of said property, turn east to the west property line of 1811 N. Fremont Street, turn south to south property line of said property, turn west to west property line of said property, turn north to the present district boundary at the rear property line of 1875 N. Fremont Street.
- III. Proceeding south from the present district boundary line at the southwest property corner of 1875 N. Dayton Avenue, turn east at the south property line of 1871 N. Dayton, turn south at the rear property line of said property, turn east at the south property line of 1836 N. Halsted Street, turn south at the center of N. Halsted, turn east at the south property line of 1811 N. Halsted, turn north at the center of N. Burling Street, turn east at the north property line of the Walter Newberry School, turn south at the center of N. Orchard Street, turn east at the center of W. Willow Street, Turn north at the east property line of 612 W. Willow, follow the rear property lines of the east side of N. Howe street to the center of W. Armitage Avenue, turn west to the present district boundary at the center of the intersection of N. Armitage and the 2000 block of N. Burling.

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Acreage of Nominated Property approx. 53 acres

Quadrangle Name Chicago Loop, IL Quadrangle Scale 1:24000

UTM References

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A:	16	445290	4641130
B:	16	445330	4641130
C:	16	445290	4640880
D:	16	445340	4640880
E:	16	445430	4640670
F:	16	445670	4640490
G:	16	446070	4640430
H:	16	445840	4640190
I:	16	446000	4640190
J:	16	446290	4640670
K:	16	446600	4640670
L:	16	446600	4640200
M:	16	446240	4640230

United States Department of the Interior
National Park Service

National Register of Historic Places
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Sheffield Historic District

Continuation sheet Boundary Extension Item number 12

Page 2



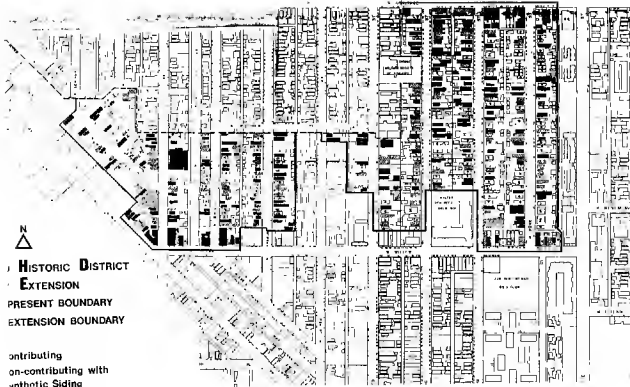
The evaluated significance of this property within the state is local.

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the national Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer (Signature)

Title

(Date)





IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

P.O. BOX 37127

WASHINGTON, D.C. 20013-7127

AUG 29 1986

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning August 17, 1986 and ending August 23, 1986. For further information, call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ALABAMA, Jefferson County, Birmingham, Cullom Street—Twelfth Street South Historic District, Roughly bounded by Eleventh Ave., Thirteenth St., Sixteenth Ave., and Cullom St. (08/21/86)

ALASKA, Kenai Peninsula Borough, Cooper Landing, Cooper Landing Historic District, AK 1 (08/21/86)

ARIZONA, Gila County, Payson Vicinity, Natural Bridge Lodge, Off AZ 87 (08/21/86)

ARKANSAS, Logan County, Ratcliff, St. Anthony's Catholic Church, N of AR 22 (08/21/86)

ARKANSAS, Union County, El Dorado, Rialto Theatre, 117 E. Cedar St. (08/21/86)

CALIFORNIA, San Joaquin County, Lodi, Morse—Skinner Ranch House, 13063 N. CA 99 (08/21/86)

CONNECTICUT, Middlesex County, East Hampton, Rapallo Viaduct, Flat Brook and former Air Line Railroad right-of-way (08/21/86)

CONNECTICUT, New London County, Colchester, Lyman Viaduct, Dickinson Creek and former Air Line Railroad right-of-way (08/21/86)

CONNECTICUT, New London County, Colchester, River Road Stone Arch Railroad Bridge, River Road and former Air Line Railroad right-of-way (08/21/86)

FLORIDA, Baker County, Macclenny, Old Baker County Courthouse, 14 West McIver St. (08/21/86)

FLORIDA, Bay County, Panama City, McKenzie, Robert L., House, 17 E. Third Ct. (08/21/86)

FLORIDA, Marion County, Ocala, Ritz Apartments, The, 1205 East Silver Springs Blvd. (08/21/86)

FLORIDA, Palm Beach County, Palm Beach, Vineta Hotel, 363 Coconut Row (08/21/86)

FLORIDA, Palm Beach County, West Palm Beach, Dixie Court Hotel, 301 N. Dixie Hwy. (08/21/86)

GEORGIA, White County, Sautee, Sautee Valley Historic District, GA 255 and Lynch Mountain Rd. (08/20/86)

HAWAII, Hawaii County, Kamuela vicinity, Brown, Francis H. II, House, Keawaiki Bay (08/21/86)

HAWAII, Honolulu County, Honolulu, Coke, James L., House, 3649 Nuuanu Pali Dr. (08/20/86)

HAWAII, Honolulu County, Honolulu, Cooke, Clarence H., House, 3860 Old Pali Rd. (08/20/86)

HAWAII, Honolulu County, Honolulu, Eyman, Jessie—Judson, Wilma, House, 3114 Paty Dr. (08/20/86)

HAWAII, Honolulu County, Honolulu, Linn, R. N., House, 2013 Kakela Dr. (08/20/86)

HAWAII, Maui County, Wailuku, Wailuku Civic Center Historic District, S. High St. between Kaohu and Wells Sts. (08/20/86)

ILLINOIS, Cook County, Chicago, Sheffield Historic District (Boundary Increase III), Roughly bounded by Armitage, Howe, Willow, Kenmore, Wisconsin, and Halsted (08/22/86)

ILLINOIS, Du Page County, Villa Park, Villa Avenue Train Station, 220 S. Villa Ave. (08/22/86)

ILLINOIS, Kankakee County, Kankakee, Riverview Historic District, Roughly bounded by River, and Eagle Sts., Wildwood Ave., and Kankakee River (08/22/86)